

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



APRIL 8, 2026

1 **BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE**

2 **WEDNESDAY, APRIL 8, 2026, 12:00 PM**

3

4

5 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU ALL AND WELCOME TO
6 THE ABAG HOUSING COMMITTEE AND BAHFA OVERSIGHT COMMITTEE
7 MEETING FOR APRIL 8TH, 2026. THE TIME IS 12:06. JUST A FEW
8 HOUSEKEEPING ITEMS THIS MEETING IS WEBCAST ON THE ABAG AND MTC
9 WEBSITES COMMITTEE MEMBERS PARTICIPATING BY ZOOM WISHING TO
10 SPEAK SHOULD USE THE RAISED HAND FEATURE AND I WILL CALL UPON
11 YOU TO SPEAK. MEMBERS OF THE PUBLIC ON ZOOM PUBLIC COMMENT MAY
12 USE THE RAISE HAND FEATURE OR DIAL 9. MEMBERS IN THE BOARDROOM
13 SHOULD FORM A LINE NEAR THE PODIUM. THE CLERK WILL CALL UPON
14 YOU TO SPEAK. ROLL CALL VOTE FOR THE ABAG HOUSING COMMITTEE
15 AGENDA ACTION ITEMS BECAUSE OF REMOTE TELECONFERENCE
16 PARTICIPATION. AND I BELIEVE WITH THAT, WE CAN MOVE TO CALL TO
17 ORDER. THIS IS A REGULAR MEETING OF THE ABAG HOUSING AND BAHFA
18 OVERSIGHT COMMITTEE. AND FRED, COULD YOU PLEASE CONDUCT ROLL
19 CALL AND CONFIRM THAT THE ABAG HOUSING COMMITTEE IS HERE.

20

21 **BOARD CLERK:** YES, SIR. COUNCIL MEMBER CAMPOS?

22

23 **PAMELA CAMPOS:** PRESENT.

24

25 **BOARD CLERK:** AND YOU ARE AT THE SAN JOSE LOCATION?



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1

2 **PAMELA CAMPOS:** CORRECT.

3

4 **BOARD CLERK:** THANK YOU. SUPERVISOR CARLSON? IS ABSENT. COUNCIL
5 MEMBER ECKLUND?

6

7 **PAT ECKLUND:** PRESENT.

8

9 **BOARD CLERK:** COUNCIL MEMBER FIFE IS CURRENTLY NOT PRESENT BUT
10 HER TELECONFERENCE LOCATION IN OAKLAND IS CONNECTED.
11 SUPERVISOR FORTUNATO-BAS?

12

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

14

15 **BOARD CLERK:** THANK YOU. GAUTHIER?

16

17 **SPEAKER:** HERE.

18

19 **BOARD CLERK:** AT THE SAN MATEO LOCATION?

20

21 **LISA GAUTHIER:** CORRECT.

22

23 **BOARD CLERK:** MARTINEZ-BELTRAN? ON HER WAY. NOT CURRENTLY HERE.
24 MOTOYAMA?

25



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1 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** PRESENT.

2

3 **BOARD CLERK:** RABBITT? ABSENT. RAMOS? ABSENT. ROMERO?

4

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

6

7 **BOARD CLERK:** QUORUM IS PRESENT.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU PLEASE PROVIDE THE
10 ABAG HOUSING COMMITTEE COMPENSATION ANNOUNCEMENT.

11

12 **BOARD CLERK:** ACCORDING TO STATE LAW, I AM MAKING THE FOLLOWING
13 ANNOUNCEMENT. THE MEMBERS OF ABAG IN ATTENDANCE AT THIS
14 MEETING ARE ENTITLED TO RECEIVE PER DIEM AN AMOUNT OF \$150 AND
15 THAT THE PER DIEM SHALL BE PROVIDED AS A RESULT OF CONVENING A
16 MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM.
17 THANK YOU.

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. TODAY VICE CHAIR
20 SCHAFF WILL BE COPILOTING THIS MEETING WITH ME AND I NOW HAND
21 IT OVER TO VICE CHAIR SCHAFF.

22

23 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** CAPTAIN ROMERO.

24

25 **CHAIR, CARLOS ROMERO, ABAG HC:** I SAID COPILOT.



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1

2 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** WILL THE SECRETARY CONDUCT
3 ROLL CALL AND CONFIRM QUORUM OF THE BAHFA OVERSIGHT COMMITTEE?

4

5 **BOARD CLERK:** YES, MA'AM ABE-KOGA?

6

7 **MARGARET ABE-KOGA:** HERE.

8

9 **BOARD CLERK:** FLEMING? MAYOR LEE? MANFREE? MELGAR? MILEY?
10 PAPAN? RAMOS? ABSENT. SCHAFF?

11

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

13

14 **BOARD CLERK:** QUORUM IS PRESENT.

15

16 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** WILL THE SECRETARY PLEASE
17 GIVE BAHFA OVERSIGHT COMMITTEE COMPENSATION ANNOUNCEMENT?

18

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

25



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1 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. MOVING ON TO ITEM
2 NUMBER TWO PUBLIC COMMENT. WILL THE CLERK PLEASE INFORM US IF
3 THERE ARE ANY MEMBERS OF THE PUBLIC EITHER IN THE ROOM ITSELF
4 OR REMOTELY THAT WOULD LIKE TO COMMENT ON ITEMS THAT ARE NOT
5 ON THE AGENDA?

6

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

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU OUR NEXT ITEM IS
12 COMMITTEE ANNOUNCEMENTS ARE THERE ANY ANNOUNCEMENTS FROM
13 COMMITTEE MEMBERS? YOUR LIGHT IS ON DIRECTOR? OKAY FINE I SEE
14 NONE. I'LL ASK THE CLERK OF THE BOARD ARE THERE ANY MEMBERS OF
15 THE PUBLIC THAT WANT TO -- HAVE SUBMITTED ANY REQUESTS TO
16 SPEAK ON THIS ITEM?

17

18 **BOARD CLERK:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED NO
19 MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT NONE IN THE
20 ATTENDEE SPACE AND NONE AT THE TELECONFERENCE LOCATIONS.

21

22 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU NEXT ITEM IS THE ABAG
23 HOUSING COMMITTEE BAHFA OVERSIGHT COMMITTEE CHAIR'S REPORTS
24 THIS IS AN INFORMATION ITEM. I'LL ASK -- ACTUALLY, VICE CHAIR
25 SCHAFF IF SHE HAS A REPORT?



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1

2 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** I HAVE NOTHING TO REPORT.

3

4 **CHAIR, CARLOS ROMERO, ABAG HC:** NOR DO I, THAT IS MY CHAIR'S
5 REPORT AND I'LL MOVE ON TO THE NEXT ITEM WHICH IS THE ABAG
6 CONSENT CALENDAR -- ACTUALLY FORGIVE ME ARE THERE ANY MEMBERS
7 OF THE PUBLIC THAT WOULD LIKE TO SPEAK ON THIS ITEM?

8

9 **BOARD CLERK:** THERE IS NO WRITTEN COMMENTS RECEIVED. NO MEMBERS
10 IN THE BOARDROOM NONE IN THE ATTENDEE SPACE, NONE AT THE
11 TELECONFERENCE LOCATIONS.

12

13 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. NEXT ITEM FIVE
14 HOUSING COMMITTEE CONSENT CALENDAR. THERE IS ONE ITEM ON THE
15 CONSENT CALENDAR, I BELIEVE.

16

17 **GINA PAPAN:** MOVE APPROVAL.

18

19 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** I'LL SECOND.

20

21 **CHAIR, CARLOS ROMERO, ABAG HC:** OKAY AND WE'RE APPROVING THE
22 MINUTES FOR MARCH 11TH, 2026 IN CASE THE PUBLIC WANTS TO KNOW.
23 WE HAVE MOTION AND SECOND. IS THERE ANY DISCUSSION ON THIS
24 MOTION? LET ME ASK ARE THERE ANY MEMBERS OF THE PUBLIC WHO
25 WANT TO SPEAK UP ON THIS MOTION?



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1

2 **BOARD CLERK:** THERE IS NO WRITTEN COMMENTS RECEIVED FOR THIS
3 ITEM, AND THERE NO MEMBERS IN THE BOARDROOM FOR PUBLIC
4 COMMENT. NONE IN THE ATTENDEE SPACE NONE AT THE TELECONFERENCE
5 LOCATIONS. THANK YOU.

6

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

8

9 **BOARD CLERK:** ON THE MOTION, ECKLUND; SECOND MOTOYAMA. COUNCIL
10 MEMBER CAMPOS?

11

12 **PAMELA CAMPOS:** YES.

13

14 **BOARD CLERK:** CARLSON? IS ABSENT. ECKLUND?

15

16 **PAT ECKLUND:** AYE.

17

18 **BOARD CLERK:** FIFE? IS ABSENT. FORTUNATO BAS?

19

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

21

22 **BOARD CLERK:** GAUTHIER?

23

24 **LISA GAUTHIER:** AYE.

25



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1 **BOARD CLERK:** MARTINEZ BELT TRAN? IS ABSENT. MOTOYAMA?

2

3 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** YES.

4

5 **BOARD CLERK:** RABBITT? IS ABSENT. RAMOS? IS ABSENT. ROMERO?

6

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

8

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

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. I'LL CARRY ON THE
12 METAPHOR AND I'M HANDING THE NAVIGATION STICK OR WHATEVER IT'S
13 CALLED BACK TO DIRECTOR SCHAFF, VICE CHAIR.

14

15 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** MEMBERS OF THE BAHFA
16 OVERSIGHT COMMITTEE IT'S TIME FOR US TO APPROVE AGENDA ITEM
17 SIX BAHFA OVERSIGHT COMMITTEE CONSENT CALENDAR. ITEM 6A IS
18 APPROVAL OF THE MINUTES FROM OUR MARCH 11th MEETING. AND
19 AGENDA ITEM 6B IS AUTHORIZATION FOR THE EXECUTIVE DIRECTOR OR
20 HIS DESIGNEE TO NEGOTIATE AND EXECUTE A 5TH AMENDMENT IN AN
21 AMOUNT NOT TO EXCEED \$269,300 TO THE OCTOBER 1ST, 2022
22 CONTRACT WITH EXYGY INCORPORATED, WHICH IS THE CONSULTANT FOR
23 THE -- THIS IS MY EDITORIALIZING FANTASTIC DOORWAY HOUSING
24 PORTAL WEB DESIGN SERVICE FOR A TOTAL CONTRACT AMOUNT NOT TO
25 EXCEED 5.08 MILLION. THIS IS A BAHFA OVERSIGHT COMMITTEE



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1 ACTION ITEM UNLESS THERE IS AN ITEM THAT BAHFA OVERSIGHT
2 COMMITTEE MEMBER WOULD LIKE TO TAKE SEPARATELY, THE CONSENT
3 CALENDAR WILL BE APPROVED IN ONE MOTION IS THERE A MOTION AND
4 SECOND FROM THE BAHFA OVERSIGHT COMMITTEE TO APPROVE THE
5 CONSENT CALENDAR?

6

7 **GINA PAPAN:** PAPAN MOVE APPROVAL.

8

9 **VICTORIA FLEMING:** SECOND.

10

11 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** PAPAN MOVE, SECOND FLEMING.

12 I BELIEVE WE CAN VOICE VOTE? ALL THOSE IN FAVOR --

13

14 **BOARD CLERK:** JUST FORWARD RECORD THERE IS NO WRITTEN COMMENTS
15 RECEIVED FOR THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM
16 OR ZOOM WISHING TO SPEAK ON THIS ITEM.

17

18 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** GREAT. MAY I NOW TAKE THE
19 VOTE? ALL IN FAVOR, SAY AYE. [AYES] ANY OPPOSED? ANY ABSTAINS?
20 MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

21

22 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. WE'RE SWIFTLY MOVING
23 THROUGH THIS AGENDA, BUT NOW GETTING TO THE MAIN EVENT WHICH
24 IS ITEM SEVEN BAHFA'S ENABLING LEGISLATION. A BRIEF OVERVIEW
25 OF KEY FEATURES OF THE -- BAHFA'S ENABLING LEGISLATION. THIS



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1 IS AN ABAG COMMITTEE AND BAHFA OVERSIGHT COMMITTEE INFORMATION
2 ITEM. SO, THE NEXT TWO ITEMS, 7A AND 7B, ARE A CONTINUATION OF
3 DISCUSSIONS THAT WE HAD LAST MONTH ABOUT EXPLORING A POTENTIAL
4 REGIONAL HOUSING MEASURE IN EARLY 2028. ONE OF THE ISSUES THAT
5 SURFACED LAST MONTH IS THAT NOT ALL COMMITTEE MEMBERS CLEARLY
6 HAVE THE SAME LEVEL OF BACKGROUND ON BAHFA WHILE A FEW OF US
7 HAVE BEEN HERE WELL SOME MIGHT SAY A TEN-YEAR JOURNEY
8 [LAUGHTER] TO GET TO WHERE WE ARE TODAY, MANY OTHERS STARTED
9 THEIR SERVICE TO THE BODY TO ABAG AND MTC MORE RECENTLY SO THE
10 FIRST DISCUSSION WE'RE GOING TO HEAR IS FROM HEATHER PETERS,
11 WHO IS QUEUED UP, WHO WILL PRESENT A -- WILL PRESENT A DESIGN
12 -- EXCUSE ME -- TO PROVIDE A LEVEL PLAYING FIELD BY PROVIDING
13 BACKGROUND AND OVERVIEW OF WHAT IS CURRENTLY IN BAHFA'S
14 ENABLING STATUTE LAID OUT I THINK STAFF REPORT AS WELL AS IN
15 THE POWERPOINT WE'RE GOING TO SEE THIS IS AN IMPORTANT
16 REMINDER THAT WE'RE NOT STARTING FROM SCRATCH THE GOVERNMENT
17 CODE CONTAINS MANY PROVISIONS THAT BAHFA REVENUE THAT GOVERN
18 THE BAHFA REVENUE STANDARD AND CERTAINLY WE'LL LOOK TO AMEND
19 THOSE IF WE THINK THAT'S NECESSARY THE SECOND AGENDA ITEM WILL
20 BE LED BY DANIEL SAVER, LOOKING FORWARD THIS ITEM LAYS OUT
21 STAKEHOLDER ENGAGEMENT APPROACH WHICH IS QUITE IMPORTANT TO
22 ALL OF US AROUND THIS TABLE IN ORDER TO CONSIDER POTENTIAL
23 AMENDMENTS TO OUR ENABLING LEGISLATION I'LL NOW TURN IT OVER
24 TO MISS PETERS TO GIVE HER REPORT ON WHAT IS CURRENTLY IN THE
25 ENABLING LEGISLATION AND AGAIN REALLY DO BOTH THANK STAFF



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1 COMPREHENSIVELY WRITTEN AS WELL AS POWERPOINT ON THE ITEM.

2 THANK YOU.

3

4 **HEATHER PETERS:** THANK YOU CHAIR ROMERO GOOD MORNING AFTERNOON
5 EVERYONE I'M HEATHER PETERS I'M A PRINCIPAL STRATEGIC
6 INITIATIVES AT BAHFA HERE IN A ROLE TODAY AS SOMEWHAT OF A
7 HISTORIAN AS THE CHAIR REMINDED YOU WHAT I'M GOING TO TALK
8 ABOUT TODAY IS REVIEW OF HOW BAHFA CAME TO BE AND OVERVIEW OF
9 ITS ENABLING LEGISLATION. THE ENABLING LEGISLATION IS CALLED
10 SAN FRANCISCO BAY AREA REGIONAL HOUSING FINANCE ACT AND IT'S
11 OFTEN PEOPLE SAY AB1487 BUT IT'S NOT JUST AB1487 I'LL BE
12 REFERRING TO THE ACT AS ALL THE LEGISLATION WHEN I'M DONE I'LL
13 HAND IT OVER TO DANIEL HE WILL TAKE A STEP OUT OF HISTORY AND
14 BRING US INTO THE FUTURE. NEXT SLIDE. FIRST IT'S IMPORTANT TO
15 SEE WHERE WE HAVE COME FROM AND I'M GOING ALL THE WAY BACK TO
16 15 YEARS TO GET US STARTED BECAUSE THAT'S HOW LONG THE
17 REGIONAL AGENCIES HAVE BEEN WORKING IN A COLLABORATIVE EFFORT
18 TO PLAN FOR TRANSPORTATION HOUSING AND ENVIRONMENT
19 COMPREHENSIVELY SB 375 IS A BILL THAT REQUIRES THAT BY STATE
20 LAW AND I HAVE A FUN FACT ABOUT SB FLEE 75 AND I DON'T KNOW IF
21 YOU KNOW THAT THE ADDRESS OF THIS BUILDING, 375 BEALE WAS
22 INSPIRED BY THE EFFORT TO BRING ALL OF THOSE PLANS TOGETHER BY
23 SB35. AND NOW IT'S THE HOUSE OF ALL OF OUR REGIONAL AGENCIES
24 UNDER ONE ROOF. SO, A GREAT WAY TO START THIS DISCUSSION. AS
25 YOU CAN SEE ON THE ARC ON THE SLIDE, THE NEXT THING THAT CAME



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1 AFTER THAT WAS PRIORITY DEVELOPMENT AREAS WHICH ARE LOCALLY
2 NOMINATED AREAS FOR GROWTH THAT ARE INCLUDED IN OUR PLANS.
3 THAT WAS FOLLOWED BY OBAG, THE ONE BAY AREA GRANT PROGRAM,
4 WHERE THE REGION BEGAN MAKING INVESTMENTS IN LOCAL PROJECTS
5 THAT ALIGN WITH REGIONAL PLANNING. THAT WAS FOLLOWED BY CASA,
6 WHICH MUCH MORE ON THAT LATER. THAT FOLLOWED BY PLANNED BAY
7 AREA 2050 AND I THINK WE ADD A LITTLE PLUS TO THIS SIDE
8 BECAUSE PLANNED BAY AREA 2050+ WAS ADOPTED. AND THEN THAT LED
9 TO WHEN WE CALL THE EXPANDED REGIONAL HOUSING PORTFOLIO. THIS
10 WAS THE CREATION OF BAHFA, BUT NOT JUST THE CREATION OF BAHFA.
11 BAHFA SITS IN A MUCH BROADER APPROACH TO HOUSING WHICH ALSO
12 INCLUDES THE REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM
13 THAT WAS FUNDED BY REAP THAT I HAVE LED HERE FOR THE LAST FIVE
14 YEARS, AS WELL AS OUR PRIORITY SITES PROGRAM AND A GREAT DEAL
15 OF HOUSING AND LAND USE DATA AND SO MUCH MORE. NEXT SLIDE,
16 PLEASE. NOW CASA, THE COMMITTEE TO HOUSE THE BAY AREA WAS AN
17 18 MONTH EFFORT FROM JUNE OF 2017 TO JANUARY OF 2019. IT
18 CONVENEED LEADERS FROM ACROSS THE BAY AREA SEEKING TO BUILD
19 ACTIONABLE POLITICAL CONSENSUS. THERE WERE MULTIPLE
20 STAKEHOLDER BODIES WITHIN CASA, AND IT WAS THE SUBJECT OF
21 MULTIPLE BROWN ACT MEETINGS, AS IT WAS LED BY MTC. IT ALSO
22 INVOLVED A TRIP TO NEW YORK TO STUDY THE NEW YORK HOUSING
23 DEVELOPMENT CORPORATION. AND THAT'S A MODEL ON WHICH BAHFAS
24 WAS BASED. IT HAS MUCH GREATER TRACK HISTORY THAN WE DO. IT'S
25 BEEN AROUND OVER 50 YEARS, BUT THEY WERE ABLE TO DEVELOP A



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1 SELF-SUSTAINING MODEL, AND BAHFA IS INTENDED TO FOLLOW IN
2 THEIR PATH. SO, THE OUTCOME OF THE CASA PROCESS IS WHAT'S
3 KNOWN AS THE CASA COMPACT. AND THE CASA COMPACT, IT'S A
4 WRITTEN DOCUMENT, AND IT HAS A WIDE RANGING SET OF POLICIES
5 THAT ARE PUT TOGETHER IN A SINGLE FRAMEWORK AND PRESENTED FOR
6 CONSIDERATION. NOT ONLY BY STAKEHOLDERS, BUT BY THE
7 LEGISLATURE. THE CREATION OF BAHFA, AS A REGIONAL ENTITY, AS
8 WELL AS ITS AUTHORITY TO RAISE REGIONAL REVENUE MEASURES ARE
9 ONLY 2 OF 10 ELEMENTS IN THE CASA COMPACT. NEXT SLIDE PLEASE.
10 THIS SLIDE TALKS ABOUT THE EVOLVING POLICY LANDSCAPE AND IT
11 SHOWS EVOLUTION OF THE CASA PROCESS IN 2017 AND 2019 INTO THE
12 LEGISLATIVE IMPLEMENTATION PHASE WHICH WAS IN LEGISLATIVE YEAR
13 2019 THAT'S WHEN BAHFAS AFTER CREATED BY AB1487. AND A GREAT
14 DEAL OF INPUT WENT INTO THE LEGISLATION. AND THEN MOVING TO
15 THE RIGHT OF THE SLIDE, ONGOING IMPLEMENTATION FROM 2020 TO
16 THE PRESENT, AS I MENTIONED, THE LEGISLATION HAS BEEN AMENDED
17 TWICE, AND I'LL TALK ABOUT THAT A LITTLE BIT LATER. AND THE
18 POTENTIAL REVENUE MEASURES THAT BAHFA CAN CHOOSE TO USE MUST
19 BE GROUNDED IN STATUTE IT'S IMPORTANT TO REST HERE FOR A
20 SECOND AND SAY ALTHOUGH THE CASA COMPACT AND CASA PROCESS WAS
21 QUITE EXTENSIVE IT WAS BY NO MEANS THE END OF THE DISCUSSION
22 THERE WERE NO DECISIONS MADE ON WHAT WENT INTO THE STATUTE
23 THERE WERE ONLY SUGGESTIONS. IN THE LEGISLATIVE IMPLEMENTATION
24 PHASE THAT'S WHERE THE RUBBER MET THE ROAD. THAT'S WHERE THERE
25 WERE OVER 30 PUBLIC MEETINGS IN THIS BUILDING TO DISCUSS THE



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1 NITTY-GRITTY NUTS AND BOLTS OF WHAT ACTUALLY GOES INTO THE
2 STATUTE. AND TAKING OFFICIAL POSITIONS ON LEGISLATION AS IT
3 WAS PROPOSED AND AMENDED IN THE LEGISLATURE. OKAY BUCKLE UP.
4 I'M NOW GETTING INTO THE NITTY-GRITTY OF THE STATUTE. NOW I'M
5 A LAWYER BY TRAINING BUT NOT BAHFA'S LAWYER. OWE 47 ME THAT I
6 WILL BE DOING A LOT OF READING FROM THESE SLIDES BECAUSE
7 GETTING IT RIGHT IS IMPORTANT I ALSO RECOGNIZE PEOPLE LEARN
8 AND ABSORB INFORMATION IN DIFFERENT WAYS SO THIS IS GOING TO
9 BE A LOT IN ONE FORMAT. SO IF YOU PREFER THE CLIFF NOTES
10 VERSION IN YOUR PACKET YOU WILL FIND PUBLIC HAND OUT THAT WE
11 PROVIDED DURING THE RM4 PROCESS THAT COVERS MUCH OF WHAT IS IN
12 THIS PRESENTATION TODAY BUT IN SIMPLE LANGUAGE. IF YOU ARE
13 LIKE ME, A GLUTTON FOR PUNISHMENT, YOU CAN READ ALL OF THE
14 BILLS. AND ON THIS SLIDE, YOU HAVE CITATIONS TO ALL OF THE
15 THREE BILLS AND IT'S ABOUT THIS MUCH READING SO NO MATTER
16 WHICH LEVEL YOU WANT TO ACCESS THE INFORMATION WE HOPE TO GIVE
17 IT TO YOU HERE TODAY. SO, AS MENTIONED, THE SAN FRANCISCO BAY
18 AREA REGIONAL HOUSING FINANCE ACT WAS CREATED BY AB1487 AND
19 AMENDED TWICE IN 2023, AND 2024 THE LEGISLATIVE MANDATE SETS
20 FORTH TO ADDRESS SYSTEMIC CHALLENGES IN AFFORDABLE HOUSING AND
21 HOUSING STABILITY ACROSS THE THREE P'S. THE THREE P'S
22 FRAMEWORK THAT WE ALL KNOW AND LOVE NOW ORIGINATED WITH CASA
23 AND WAS ENSHRINED IN STATUTE. THE PRINCIPLE DUTIES OF BAHFA
24 SET FORTH IN THE STATUTE TO RAISE REVENUE AT SCALE COLLABORATE
25 ACROSS JURISDICTIONS AND TO PROVIDE SUPPORT AND TECHNICAL



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1 ASSISTANCE TO LOCAL GOVERNMENTS. THE STATUTE SETS FORTH A VERY
2 STRICT GOVERNANCE STRUCTURE FOR THE ACTIONS OF BAHFA, THEY
3 INVOLVE THE BAHFA BOARD WHICH IS COMPRISED OF THE SAME MEMBERS
4 AS THE MTC COMMISSION, AS WELL AS THE ABAG EXECUTIVE BOARD
5 SITTING AS THE BAHFA EXECUTIVE BOARD. THEY BOTH HAVE
6 STATUTORILY DEFINED ROLES THAT I'LL GET INTO AND THERE IS A
7 THIRD BODY SET FORTH IN STATUTE THAT'S OUR ADVISORY COMMITTEE.
8 AND THE ADVISORY COMMITTEE CONSISTS OF PRACTITIONERS IN THE
9 FIELDS WITH EXPERTISE ACROSS THE THREE P'S, AND THEY PROVIDE
10 GUIDANCE AND RECOMMENDATION TO THE TWO VOTING BOARD. NEXT
11 SLIDE PLEASE. NOW THIS IS THE 30,000 FOOT VIEW OF WHAT IS
12 GOING TO COVER IN DETAIL KEY FEATURES OF BAHFA'S ENABLING
13 LEGISLATION THAT ARE DEFINED TYPES OF REVENUE THAT CAN BE
14 RAISED BONDS TAXES AND FEES SETS REGIONAL AND LOCAL
15 DISTRIBUTION RULES FOR REVENUES THAT ARE RAISED AND THAT'S
16 COMMONLY RECEIVED TO AS RETURN TO SOURCE IT DEFINES ELIGIBLE
17 EXPENSES AND SETS PARTICULAR RULES FOR EXPENDITURE PLANNING
18 AND ACROSS THE THREE P'S IT REQUIRES FORMAL APPROVAL FROM BOTH
19 ABAG AND BAHFA FOR BALLOT MEASURES TO GO ON BALLOT AND THAT'S
20 WHAT WE CALL DOUBLE GREEN LIGHT PROCEDURE THE KEY TAKEAWAY
21 HERE IS THAT BAHFA IS A CREATURE OF STATUTE AND BAHFA MUST
22 FUNCTION WITHIN THE LIMITS OF ITS ENABLING LEGISLATION. NEXT
23 SLIDE. OKAY RAISING REVENUE AND DISTRIBUTING IT ON THE LEFT
24 SIDE OF THE SLIDE ARE THE SOURCES OF REVENUE THAT ARE
25 AUTHORIZED THAT BAHFA CAN DO ACCORDING TO THE STATUTE. THE



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1 FOUR IN THE UPPER LEFT HAND BOX THOSE REQUIRE BALLOT GOING TO
2 THE BALLOT AND GETTING VOTER APPROVAL FOR ANY OF THESE THINGS
3 THOSE FOUR ARE GENERAL OBLIGATION BONDS THAT WAS WHAT RM4 WAS
4 IN 2024, A PARCEL TAX A PER EMPLOYEE HEAD TAX OR A GROSS
5 RECEIPTS TAX. SO THOSE FOUR REQUIRE GOING TO THE BALLOT AND
6 GETTING VOTER APPROVAL. THE 5TH OPTION TO RAISE FUNDS IS
7 COMMERCIAL LINKAGE FEE. HOWEVER, IT'S WRITTEN IN STATUTE THAT
8 WHILE THE BOARDS CAN APPROVE THOSE BY VOTE, THAT THEY CANNOT
9 BE ADOPTED BEFORE THE VOTERS APPROVE A GENERAL OBLIGATION BOND
10 OR A PARCEL TAX. SO, YOU HAVE TO FIRST GET MONEY FROM THE
11 VOTERS THEN YOU CAN CONSIDER WHETHER THERE'S A COMMERCIAL
12 LINKAGE FEE, AND ADDITIONALLY IF THERE IS A COMMERCIAL LINKAGE
13 FEE CONSIDERED IT MUST BE SUPPORTED BY A REGIONAL JOBS/HOUSING
14 NEXUS STUDY THAT ESTABLISHES A NEED FOR THAT COMMERCIAL
15 LINKAGE FEE SO THOSE ARE WHAT THE MONEY IS COMING IN. NOW GOD
16 WILLING WE GET MONEY IN [LAUGHTER] HOW DOES IT GET
17 DISTRIBUTED. ON THE RIGHT SIDE OF THE SLIDE HERE WE HAVE SOME
18 RULES ABOUT FUNDING DISTRIBUTION AND THIS IS THE RETURN TO
19 SOURCE THAT REGIONAL VERSUS LOCAL DISCUSSION. THE STATUTE
20 PROVIDES THAT AT LEAST 80% OF THE FUNDS RETURN TO THE COUNTY
21 OF ORIGIN FOR GENERAL OBLIGATION BOND, PARCEL TAX, OR GROSS
22 RECEIPTS TAX. THE FORMULA CHANGES IF YOU ARE RAISING MONEY
23 THROUGH A HEAD TAX. IF IT'S A HEAD TAX, THE RETURN TO SOURCE
24 IS AT LEAST 50%. AND IF THERE IS A COMMERCIAL LINKAGE FEE
25 BAHFA PAL DISTRIBUTE THAT TO THE CITIES AND COUNTY



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1 CONSISTENTLY WITH THE FINDINGS OF THE NEXUS STUDY. NOW, WHAT'S
2 LEFT OVER IS BAHFA'S REGIONAL SHARE. NEXT SLIDE PLEASE. OKAY.
3 HERE ARE THE DONUTS. [LAUGHTER] THE LEFT DONUT IS THE CITY AND
4 COUNTY SHARE AND THE RIGHT DONUT IS THE REGIONAL SHARE. AND AS
5 YOU SEE, AS I MENTIONED BEFORE, AT THE TOP THERE, HOW THAT
6 GETS SPLIT, 80/20, 50/50, OR SOME VARIATION DEPENDS ON THE
7 SOURCE OF THE FUNDS BUT THE GROSS LION'S SHARE OF IT GENERAL
8 OBLIGATION FUND PARCEL TAX AND GROSS RECEIPTS TAX WOULD BEING
9 AT LEAST 80% TO THE RETURN TO SOURCE. AND THE RIGHT-HAND SIDE
10 WHICH IS THE REGIONAL SIDE, THOSE POTS ALSO PROVIDE THE REGION
11 WITH THE OPPORTUNITY TO INVEST IN PROJECTS, HOUSING PROJECTS
12 IN CITIES AND COUNTIES. BUT THE IMPORTANCE OF HAVING THE
13 REGIONAL POT IS THAT WITH THAT MONEY, IT IS THE SEED MONEY
14 THAT ALLOWS BAHFA TO GROW AND TO WALK IN THE PATH OF THE NEW
15 YORK MODEL WHICH PROVIDES SELF-SUFFICIENCY. THE NEW YORK MODEL
16 BECAUSE THEY GET INTEREST INCOME AND FEES FROM THEIR
17 INVESTMENTS, THEY'RE ABLE TO BE SELF-SUSTAINING ON THEIR
18 ADMINISTRATIVE COSTS, AS WELL AS BE ABLE TO HAVE UNRESTRICTED
19 FUND FROM THOSE PROGRAMMING INCOME AND FEES THAT THEY CAN
20 INVEST IN THINGS LIKE DEEP SUBSIDIES OR TENANT PROTECTIONS AND
21 OTHER THINGS THAT ARE NOT ALLOWED BY A GENERAL OBLIGATION
22 BOND. AS YOU SEE, THE TWO DONUTS ARE SIMILAR, BUT NOT QUITE
23 THE SAME. IF YOU'RE GOING FROM THE 12:00 POSITION IN THE
24 CLOCKWISE DIRECTION, BOTH OF THEM ARE THE SAME, THAT BOTH POTS
25 OF MONEY MUST EXPEND AT LEAST 52% OF THE FUNDS ON PRODUCTION.



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1 BOTH POTS MUST SPEND AT LEAST 15% OF THE FUNDS ON
2 PRESERVATION, AND BOTH POTS MUST SPEND AT LEAST 5% ON
3 PROTECTIONS. IF THE SOURCE ALLOWS, AS I MENTIONED, A GO BOND
4 DOES NOT ALLOW THAT. GO BOND IS FOR STICKS AND BRICKS, ONLY
5 NEW CONSTRUCTION. AND WHERE YOU SEE THE DIFFERENCE ON THE
6 RIGHT HAND DONUT, YOU HAVE A TEAL SLICE THERE, AND THAT
7 INDICATES THAT UP TO 10% OF THE REGIONAL POT CAN BE INVESTED
8 IN LOCAL GOVERNMENT INCENTIVE PROGRAMS THAT BAHFA CAN RUN IF
9 IT CHOOSES TO. AND THE ORANGE IS FLEXIBLE FUNDING. THAT'S
10 WHAT'S LEFT OVER. AND BOTH ENTITIES CAN CHOOSE HOW TO USE THAT
11 MONEY WITHIN THE CONTEXT OF THE STATUTE. NEXT SLIDE PLEASE.
12 WE'RE GETTING DEEPER BOOT WEEDS NOW TALKING ABOUT CITIES AND
13 COUNTIES EXPENDITURE PLANS WE ALL NEED TO BE GOOD STEWARDS OF
14 PUBLIC FUND THAT REQUIRES TRANSPARENCY THAT TRANSPARENCY IS
15 ACHIEVED THROUGH EXPENDITURE PLANNING THE EXPENDITURE PLANS
16 FOR CITIES AND COUNTIES NOW THE COUNTIES EACH GET THEIR
17 DISTRIBUTION, ARE THE BIG CITIES ALSO GET DISTRIBUTION THERE
18 IS A PROVISION AND STATUTE THAT THERE IS DIRECT DISTRIBUTION
19 THAT'S TOO COMPLICATED TO EXPLAIN HERE BUT BASED ON RHNA IF A
20 CITY THAT IS NOT ONE OF THE THREE BIG CITIES HAS A GIANT SHARE
21 OF THE LOW-INCOME RHNA THEY CAN GET A DIRECT ALLOCATION AND
22 RM4 THAT WOULD HAVE NAPA BUT IT CHANGES WITH RHNA SO CITY AND
23 COUNTY EXPENDITURE PLANS CITIES AND COUNTIES MUST CREATE THEIR
24 EXPENDITURE PLANS BUT DON'T NEED TO DO IT UNTIL 90 DAYS AFTER
25 THE ELECTION NO SOONER THAN 90 DAYS AFTER THE ELECTION THOSE



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1 PLANS ARE SUBMITTED TO BAHFA LOCAL GOVERNING BOARD MUST
2 APPROVE THE EXPENDITURE PLANS AND NOTICE OF HEARING MUST
3 ADHERE TO THE DONUT DISTRIBUTION WE DISCUSSED PROTECTION
4 PRODUCTION MONEY I'M SORRY LET ME RESTATE THAT PRODUCTION
5 MONEY SHOULD PRIORITIZE PROJECTS THAT HELP MEET EXTREMELY LOW-
6 INCOME VERY LOW-INCOME AND LOW INCOME REGIONAL HOUSING NEEDS
7 ALLOCATION TARGETS OUR FRIEND RHNA, 2028% OF FLEXIBLE FUND CAN
8 BE USED FOR HOUSING AND FOR HOUSING RELATED USES HOUSING
9 RELATED USES ARE INTEREST FIGURE THAT IT CAN -- THOSE FLEXIBLE
10 FUNDS CAN FINISHED THINGS LIKE INFRASTRUCTURE REQUIRED FOR THE
11 HOUSING THEY COULD EVEN FUND PARKS AS PART OF THE HOUSING IF
12 THE EXPENDITURE PLAN MADE BY CITIES AND LOCALS MEETS THE
13 STATUTORY CRITERIA IT'S APPROVED BY BAHFA AND TRIGGERS FUNDING
14 ELIGIBILITY IF THE ABAG EXECUTIVE BAHFA BOARDS VOTE THAT THE
15 PLAN IS INCOMPLETE THE FUNDING IS WITHHELD UNTIL A COMPLETE
16 PLAN IS SUBMITTED BUT IT'S SIMPLE TO DETERMINE WHAT'S COMPLETE
17 BASED ON STATUTE. NEXT SLIDE. OKAY. MORE GENERAL RULES FOR
18 CITIES AND COUNTIES. AGAIN WE'RE TALKING ABOUT THE LOCAL POT,
19 THE LEFT HAND DONUT. ALL HOUSING MUST BE DEED RESTRICTED BUT
20 FOR LOCAL EXPENDITURES ODDLY THE STATUTE DOES NOT SET A TERM
21 FOR DEED RESTRICTION. IT'S NOT DEFINED. ALL HOUSING MUST BE
22 AFFORDABLE AND FOR CITIES AND COUNTIES THEY CAN GO UP TO 120%
23 OF THE AREA MEDIAN INCOME THAT'S DIFFERENT FROM BAHFA. CITIES
24 AND COUNTIES CAN EXPEND MONEY ON RENTAL, OWNERSHIP, AND
25 INTERIM HOUSING AS ELIGIBLE USES. THERE ARE SOME RESTRICTIONS



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1 ON BAHFA'S ABILITY TO ENGAGE IN OWNERSHIP, WHICH I'LL COVER.
2 AND, FINALLY, EVERYTHING MUST CONFORM TO THE EXPENDITURE PLAN.
3 NEXT SLIDE PLEASE. -- DEEPER INTO THE WEEDS NOW WE'RE MOVING
4 OVER TO THE BAHFA EXPENDITURE RULES FOR REVENUE MEASURE NOW ON
5 THE LEFT HAPPENED SIDE WE HAVE GOT OUR PRODUCTION RULES WHICH
6 ARE SET IN STATUTE FOR BAHFA AND THEY ARE DIFFERENT. THIS IS
7 ONE OF THE DIFFERENCES BAHFA'S PRODUCTION DOLLARS CAN ONLY BE
8 SPENT ON RENTAL BAHFA'S PRODUCTION CANNOT BE SPENT ON
9 OWNERSHIP. BAHFA'S PRODUCTION DOLLARS HAVE 55 YEAR DEED
10 RESTRICTION SET IN STATUTE AND ITS PRODUCTION DOLLARS MUST GET
11 AT DEEPER AFFORDABLE THAN LOCAL FUNDS ARE ALLOWED TO DO SO
12 BAHFA'S LIMITED TO SPEND PRODUCTION MONEY AT 87% OF AMI ON THE
13 PRESERVATION ON THE PRESERVATION BAHFA CAN PRESERVE OWNERSHIP
14 AND RENTAL SO THERE IS SOME FLEXIBILITY AGAIN HERE 55 YEAR
15 DEED RESTRICTION AND HERE WE CAN GO UP TO 120% AFFORDABILITY
16 THE FLEXIBLE FUND MUST GO TO THE THREE P'S AND TENANT
17 PROTECTIONS ALSO ARE SOMETHING THAT'S SET FORTH IN STATUTE
18 THESE ARE ELIGIBLE TENANT PROTECTIONS PRE EVICTION, EVICTION
19 LEGAL SERVICES COUNSELING TRAINING AND RENTER EDUCATION
20 EMERGENCY RENTAL ASSISTANCE RELOCATION ASSISTANCE DISPLACEMENT
21 AND TRACKING AND DATA COLLECTION AND HOMELESS PREVENTION
22 HOMELESSNESS PREVENTION ALSO BAHFA CAN DO UP TO 10% OF LOCAL
23 GOVERNMENT INCENTIVE GRANT THAT I MENTIONED AND THOSE FOR
24 THINGS LIKE HOUSING AND RELATED USES TECHNICAL ASSISTANCE
25 INFRASTRUCTURE AND PARKS ONE TIME HOMELESSNESS ASSISTANCE AND



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1 AFFORDABLE HOMEOWNERSHIP ASSISTANCE. NEXT SLIDE. OKAY
2 REPORTING ON ACCOUNTABILITY THERE ARE A NUMBER OF GOOD
3 GOVERNANCE AND TRANSPARENCY PROVISIONS WRITTEN INTO THE
4 STATUTE IN THESE FIRST THREE PARAGRAPH PRESIDENCY I WON'T GET
5 INTO ALL OF THE DETAILS OF ALL OF THEM BUT ON THE FINAL
6 PARAGRAPH THE ONE THAT SAYS CHANGES BY BAHFA'S BOARD'S IN
7 CONSULTATION WITH ADVISORY COMMITTEE THIS IS A UNIQUE ASPECT
8 OF OUR STATUTE I MENTIONED BEFORE WITH THE DONUTS THERE ARE
9 SET PERCENTAGES FOR THE BEGINNING OF OUR FIRST BALLOT MEASURE
10 OF THE 52% AND THE PRESERVATION AND THE PROTECTIONS DEPENDING
11 ON SOURCE. THE STATUTE BAKES IN THE ABILITY FOR THE BAHFA
12 BOARDS, THAT WOULD BE BOTH ABAG AND BAHFA'S BOARD THAT WOULD
13 BE BOTH ABAG BAHFA'S BOARD TO CHANGE THE THREE P'S ALLOCATION
14 TO ADJUST THOSE PERCENTAGES THIS IS DESIGNED TO KEEP UP WITH
15 MARKET AND BEST PRACTICES IT DOES REQUIRE 2/3 VOTE OF BOTH
16 BODIES TO MAKE SURE THAT WE'RE NOT MAKE LIGHT OF ANY CHANGES
17 AND ALSO IN ADDITION TO BEING ABLE TO CHANGE OUR OWN REGIONAL
18 ALLOCATIONS WE CAN ALSO APPROVE A CITY OR COUNTY REQUEST TO
19 CHANGE THEIR OWN THREE P'S ALLOCATIONS BUT AGAIN THAT NEEDS
20 2/3 VOTE SO THAT'S VERY IMPORTANT FLEXIBILITY. NEXT SLIDE.
21 OKAY AMENDMENTS WE HAVE GONE BACK TO LEGISLATURE TWICE AND
22 THERE HAVE BEEN TWO DIFFERENT BILLS THAT HAVE MADE AMENDMENTS
23 THEY'RE NOT HUGE BUT THEY'RE IMPORTANT HERE ARE SOME
24 HIGHLIGHTS THAT COUNTIES MUST CONSULT WITH THEIR RESPECTIVE
25 CITIES WHEN DEVELOPING THEIR LOCAL EXPENDITURE PLANS. BAHFA



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1 MUST ACCEPT THE LOCAL EXPENDITURE PLANS AS COMPLETE IF THEY
2 SATISFY THE STATUTORY CHECKLIST BAHFA CANNOT DEEM PROJECTS
3 INELIGIBLE BASED ON LOCAL LAND USE OR HOUSING POLICIES BUT MAY
4 USE PRIORITIZATION CRITERIA FOR FUNDING AWARDS. BAHFA MAY
5 ENTER INTO IMPLEMENTATION AGREEMENTS WITH CITIES AND COUNTIES
6 RECEIVING ALLOCATIONS AND THAT ALLOWS US TO REACH ECONOMY
7 PRESIDENCY OF SCALE AND SAVE A LOT OF MONEY BY HELPING EACH
8 OTHER OUT WITH ADMINISTRATION EXPENSES AND NOT DUPLICATING
9 THEM AND FINALLY A NEW ADDITION TO THE NEW TENANT PROTECTIONS
10 P IS SPECIFICALLY CALLING OUT HOMELESSNESS PREVENTION AS AN
11 ELIGIBLE USE. NEXT SLIDE PLEASE. THIS IS MY LAST SLIDE.
12 [LAUGHTER] BOY, I NEED A WATER. OKAY. PATH TO THE BALLOT
13 MEASURE. WE'RE CALL THIS THE DOUBLE GREEN LIGHT. IT'S THE
14 DOUBLE GREEN LIGHT WITH A STOP AT THE ADVISORY COMMITTEE
15 FIRST. THE ADVISORY COMMITTEE, BY STATUTE, MUST PROVIDE
16 RECOMMENDATIONS AND CONSULTATION TO THE BOARDS ON PROGRAM
17 DESIGN, FUNDING GUIDELINES, AND IMPLEMENTATION ISSUES. ONCE
18 THAT ACTION IS RECEIVED FROM THE ADVISORY COMMITTEE, THE
19 STATUTE HAS A TWO-STEP PROCESS THAT MUST GO TO THE ABAG
20 EXECUTIVE BOARD FIRST TO VOTE TO PUT SOMETHING ON THE BALLOT
21 AND AFTER THAT MUST GO TO THE BAHFA BOARD SECOND AND SECOND
22 VOTE TO PUT SOMETHING ON THE BALLOT. NOW IF THERE IS ONE THING
23 I WOULD LIKE TO YOU TAKEAWAY FROM, THERE IS ONE THING I WOULD
24 LIKE YOU TO REMEMBER OUT OF ALL OF THAT IT'S WHAT CHAIR ROMERO
25 STARTED US OFF WITH, WE'RE NOT STARTING FROM SCRATCH, BY FAR,



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1 WE HAVE A LOT OF POWERS IN OUR EXISTING LEGISLATION AND A LOT
2 OF NEGOTIATION WENT INTO GETTING THERE. SO WHEN I TURN IT OVER
3 TO DEPUTY EXECUTIVE DIRECTOR SAVER TAKING US INTO THE FUTURE
4 WE'RE TALK ABOUT STAKEHOLDER ENGAGEMENT AND OPPORTUNITIES IF
5 ANY SHOULD WE CHOOSE TO SPONSOR LEGISLATION THAT IF WE CHOOSE
6 TO SPONSOR LEGISLATION WOULD GO THROUGH ALL OF THE NORMAL
7 COMMITTEE MEETINGS AND PROCESSES. WITH THAT, I WILL, NEXT
8 SLIDE, TAKE ANY QUESTIONS, IF YOU HAVE. AND I MAY PHONE A
9 FRIEND OVER AT OFFICE OF GENERAL COUNSEL. [LAUGHTER]

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU MISS PETERS CLEARLY
12 DIZZYING ARRAY OF INFORMATION I DON'T KNOW LIBBY, MANY TIMES
13 WE HAVE LOOKED AT THIS PREVIOUSLY AND I STILL LIKE, OH MY GOD.

14

15 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** YES IT'S AMAZING, SINCE YOU
16 CALLED ON ME I HAVE TO SAY AS SOMEONE WHO'S BEEN THROUGH THIS
17 WHOLE THING STILL LIKE REFRESHING MY MEMORY ON ALL SORTS OF
18 THINGS. I THINK WE SHOULD TATTOO THIS PRESENTATION ON OUR
19 FOREARM.

20

21 **CHAIR, CARLOS ROMERO, ABAG HC:** THAT WAS WELL DONE MY ARM IS
22 NOT LONG ENOUGH SO I WANT TO NEXT ITEM WE'RE GOING TO TALK
23 ABOUT WE'LL HAVE DISCUSSION ON THIS BUT THE NEXT TIME WE'RE
24 GOING TO TALK ABOUT THIS IS ACTUALLY THE PROCESS IN WHICH WE,
25 THE STAKEHOLDER GROUPS OTHER FOLKS MAY USE TO ACTUALLY THINK



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1 ABOUT AMENDING OUR CHANGING LEGISLATION IF NECESSARY I THINK
2 THE DISCUSSION RIGHT NOW IS IF YOU HAVE QUESTIONS ABOUT WHAT'S
3 BEEN PRESENTED HERE IT'S NOT CHANGING THIS BUT IF YOU FURTHER
4 ELABORATION YOU CAN DO SEE I'LL NOTE I'M GOING TO TAKE STAFF
5 UP ON THIS IN PARTICULAR ON THE COMMERCIAL LINKAGE FEE ISSUE
6 BUT IF YOU WANT TO SIT DOWN ONE-ON-ONE WITH STAFF BECAUSE IT'S
7 A DIZZYING ARRAY OF INFORMATION THEY ARE MORE THAN WILLING TO
8 SET UP TIME WITH YOU SO I THINK IT'S VALUABLE TO TAKE
9 ADVANTAGE OF THAT AND TODAY I THINK MAYBE THE EVENT WE WANT TO
10 GET TO IS 7B BUT THERE ARE KIND OF CLARIFYING QUESTIONS THAT
11 PEOPLE -- OKAY LOOKING OVER HERE.

12

13 **PAT ECKLUND:** MIC.

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** OH I'LL GO TO MAYOR LEE THEN I
16 THINK I SAW MYRNA SORRY. OKAY.

17

18 **SPEAKER:** ALL RIGHT THIS WAS AN EXCELLENT PRESENTATION EVEN
19 THOUGH I JOINED THE ABAG EXECUTIVE BOARD IN 2019 RIGHT AFTER
20 CASA WAS FINALIZED I FOUND IT INCREDIBLY HELPFUL JUST A QUICK
21 QUESTION IN TERMS OF BAHFA ADVISORY COMMITTEE CAN YOU REFRESH
22 OUR MEMORY IN TERMS OF HOW THEY ARE APPOINTED WHERE THE POINTS
23 OF INTERACTION ARE WITH US IN ADDITION TO OUTSIDE OF SHARING
24 THE FUNDING RECOMMENDATIONS, ET CETERA?

25



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1 **HEATHER PETERS:** I'M GOING TO PHONE A FRIEND ON THAT ONE.

2

3 **DANIEL SAVER:** DANIEL SAVER EXECUTIVE DIRECTOR FOR HOUSING AND
4 ENERGY SO THEY ARE JOINTLY APPOINTED BY THE ABAG EXECUTIVE
5 BOARD AND BAHFA BOARD SO THERE IS KIND OF A JOINT APPROVAL
6 PROCESS SIMILAR TOLL REVENUE MEASURE IN TERMS OF OPPORTUNITIES
7 FOR INTERACTION I APPRECIATE THAT QUESTION THAT'S SOMETHING WE
8 HAVE BEEN NOODLING AS STAFF HOW WE CAN BOLSTER THAT AND WE
9 HAVE BEEN TALKING TO THE CHAIR OF THE ADVISORY COMMITTEE ABOUT
10 THAT SO WE'RE GOING TO OPEN SUGGESTIONS AND I'LL TAKE THAT
11 QUESTION AS A SUGGESTION TO FIND WAYS TO MAKE SURE THAT WE'RE
12 REALLY LEVERAGING THEIR CAPACITY AND EXPERTISE.

13

14 **CHAIR, CARLOS ROMERO, ABAG HC:** MAYOR LEE.

15

16 **BARBARA LEE:** THANK YOU VERY MUCH AND THANK YOU SO MUCH FOR
17 THIS THOROUGH PRESENTATION. A LOT OF QUESTIONS I HAVE BUT JUST
18 ASK ONE WITH REGARD TO EXPENDITURE PLANS THERE WERE CATEGORIES
19 OF INCOME, LOW INCOME, GIVEN THE AFFORDABILITY CRISIS HERE IN
20 THE REGION PROBABLY WHAT WE DON'T KNOW ABOUT VERY LOW-INCOME
21 AND LOW-INCOME AND ALL THESE CATEGORIES MEAN IN TERMS OF
22 CURRENT CONTEXT OF INCOME?

23

24 **HEATHER PETERS:** SHORT ANSWER IS NO IT HAS NOT BEEN UPDATED
25 SINCE THEN.



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1

2 **BARBARA LEE:** SHOULD IT BE? [LAUGHTER] I ASK BECAUSE -- IT WAS
3 DIFFERENT THAN IT IS NOW.

4

5 **DANIEL SAVER:** ADDING TO WHAT MY COLLEAGUE SAID THOSE NUMBERS
6 THE AMI RANGES HAVE NOT BEEN UPDATED IN THE STATUTE SINCE THE
7 STATUTE WAS CREATED. THE ONE THING I WOULD NOTE THE STATUTE
8 SETS THIS PARAMETER THEN THE EXPENDITURE PLANS PROVIDE
9 OPPORTUNITY TO DRILL DOWN EITHER FARTHER SO ONE PATH COULD BE
10 CHANGE TO STATUTE BUT ANOTHER PATH THINKING ABOUT TO THE
11 REGIONAL MEASURE FOUR CONTEXT THERE WAS A DRAFT REGIONAL
12 EXPENDITURE PLAN AT THAT POINT THAT WAS GRANULAR AND SPECIFIC
13 ABOUT SOME OF THOSE AMI RANGES AND THE COUNTIES HAD
14 OPPORTUNITY TO DO THE SAME. SO, I WOULD THINK OF THIS AS THE
15 STATUTE SETS THE OUTER BOUNDS AND THERE IS STILL FLEXIBILITY
16 TO TARGET WITHIN THOSE OUTER BOUNDS SO IF WE THINK ABOUT
17 CHANGING THE STATUTE THAT'S REALLY THE PIECE THAT YOU'RE
18 CONSIDERING CHANGING.

19

20 **BARBARA LEE:** OKAY THE OUTER BOUNDS YOU STILL THINK ARE WITHIN
21 THE OUTER BOUND. OR DO WE KNOW?

22

23 **DANIEL SAVER:** WELL I GUESS I WOULD SAY THE OUTER BOUND ARE
24 KIND OF AS WRITTEN UP IN 80% FOR AMI FOR LOW-INCOME AND UP TO
25 120 FOR MODERATE I MEAN THOSE ARE STANDARD PERCENTAGES FOR



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1 THOSE KIND OF CATEGORIES IN STATE LAW SO WE'RE CONSISTENT WITH
2 STATE LAW FOR THOSE INCOME BANDS I THINK IT'S A DIFFERENT
3 QUESTION ABOUT WHETHER THERE SHOULD BE A FORM OF POLICY
4 PERSPECTIVE GREATER PRIORITIZATION OF CERTAIN INCOME BANDS
5 OVER OTHERS.

6

7 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU I'LL MOVE TO DIRECTOR
8 MELGAR.

9

10 **MYRNA MELGAR:** THANK YOU I WANT TO ASK A COUPLE OF TECHNICAL
11 QUESTIONS CLARIFICATION SO PAGE SEVEN OF YOUR PRESENTATION YOU
12 TALKED ABOUT RAISING REVENUE FUNDING DISTRIBUTION, MORE THAN
13 80% OF FUNDS RETURN TO THE COUNTY OF ORIGIN SO RETURN TO
14 SOURCE FOR GO BONDS PARCEL TAX GROSS RECEIPTS TAX WHAT DOES
15 THAT LOOK LIKE IF PRACTICE IT'S JUST THE MONEY THAT YOU GIVE
16 THAT'S THE MONEY YOU RETURN OR IS THAT -- DO THE BONDING THEN
17 AMOUNT RETURNS TO THE COUNTY FOR PAYMENT I MEAN CAN YOU
18 EXPLAIN WHAT YOU'RE THINKING ABOUT.

19

20 **HEATHER PETERS:** WITH THE CAVEAT THAT I'M NOT BAHFA'S LAWYER I
21 BELIEVE THE ANSWER TO YOUR QUESTION IS BAHFA DOES THE BONDING
22 AND WE GIVE THE CITY COUNTIES MONEY TO SPEND IN ACCORDANCE
23 WITH THE EXPENDITURE PLANS OR REVENUE THAT'S COMING FROM THE
24 COUNTY.

25



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1 **MYRNA MELGAR:** I'M CONFUSED.

2

3 **DANIEL SAVER:** ONE THING TO NOTE ON THERE THAT WAS A GENERAL
4 OBLIGATION BOND IN THAT INSTANCE WE WERE EXPECTING THAT BAHFA
5 WOULD ISSUE THE OVERALL BONDS KIND OF AS THE OVERALL POT OF
6 FUNDING TO RAISE THE TOTAL AMOUNT THAT WE ARE TARGETING THEN
7 WOULD DISTRIBUTE THOSE FUNDS TO THE COUNTIES BASED ON
8 ESSENTIALLY THEIR SHARE OF THE OVERALL TAX CONTRIBUTION. SO,
9 IT WASN'T WHAT YOU PUT IN YOU GET IT'S YOU GET YOUR RESPECTIVE
10 SHARE OF WHAT YOU PUT IN IF IT'S A DIFFERENT MECHANISM THAT IS
11 NOT A BOND THEN YOU KNOW THE QUESTION COULD BE WELL YOU KNOW,
12 WELL -- IT'S AN OPEN QUESTION KIND OF HOW WOULD WE MANAGE THAT
13 AND WOULD LOCALS WANT TO BOND AGAINST THEIR PORTION OF REVENUE
14 IF IT WAS A DIFFERENT STREAM.

15

16 **MYRNA MELGAR:** THANK YOU. YEAH, THAT'S WHAT I WAS LOOKING FOR.
17 THEN ON PAGE TEN YOU HAVE GENERAL RULES FOR CITIES AND
18 COUNTIES I GUESS I WAS CONFUSED THAT DOES NOT PERTAINS TO
19 BAHFA BECAUSE IT SAYS ALL HOUSING MUST BE AFFORDABLE, BLAH,
20 BLAH, BLAH, MUST FIRST BE DEED RESTRICTED BUT TERMS OF
21 RESTRICTION IS NOT DEFINED BUT ON THE NEXT SLIDE YOU HAVE 55
22 YEAR DEED RESTRICTION FOR PRODUCTION, 55 FOR PRESERVATION.

23

24 **HEATHER PETERS:** YEAH, YOU HIT ON SOME CRAZY MAKING IN THE
25 STATUTE.



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1

2 **MYRNA MELGAR:** OKAY.

3

4 **HEATHER PETERS:** THE SLIDE NUMBER MY OLD EYES.

5

6 **MYRNA MELGAR:** TEN.

7

8 **HEATHER PETERS:** 9 AND 10 ARE CITY AND COUNTY RULES THEN SLIDE
9 NUMBER 11 WHICH IS TITLED BAHFA EXPENDITURE RULES FOR REVENUE
10 MEASURE ARE BAHFA RULES. AND YOU'RE CORRECT TO POINT OUT THAT
11 THEY DON'T MATCH.

12

13 **MYRNA MELGAR:** I SEE.

14

15 **HEATHER PETERS:** THAT IS ONE OF THE UNUSUAL CHALLENGES OF
16 INTERPRETING THE STATUTE. IT'S NOT INTERPRETING, IT'S VERY
17 CLEAR IN THE STATUTE, IF YOU CAN GET THROUGH THIS MUCH
18 PAPERWORK AND FIGURE IT OUT.

19

20 **MYRNA MELGAR:** YEAH, SO TO CHAIR, IF WE ARE GOING TO DO
21 ANYTHING, WE SHOULD PERHAPS THERE IS SOME CLEAN UP TO DO FOR
22 CONSISTENCY AT SOME POINT MAYBE? CAN WE INDICATES THROUGH THE
23 2/3 VOTE? OR IS THAT SOMETHING THAT WE HAVE TO GO BACK TO?
24 YEAH? OKAY. ALL RIGHT. [LAUGHTER]

25



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1 **HEATHER PETERS:** YOU CAN'T VOTE ON THAT. YOU HAVE TO GO BACK TO
2 THE LEGISLATURE.

3

4 **CHAIR, CARLOS ROMERO, ABAG HC:** ITEM 7B IS COMING UP I'M GOING
5 TO DIRECTOR MOTOYAMA. THEN ECKLUND.

6

7 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** THANK YOU FOR THE
8 PRESENTATION AS SOMEONE THAT WASN'T HERE THIS IS REALLY
9 HELPFUL I DO HAVE A QUESTION ABOUT THE COMMERCIAL LINKAGE FEE
10 BECAUSE I HAD NOT HEARD ANY DISCUSSION ABOUT THAT RECENTLY AND
11 KIND OF IS THAT STILL SOMETHING THAT'S KIND OF A REAL THING OR
12 SOMETHING THAT'S BEEN TAKEN OFF THE TABLE SOMETHING WE WOULD
13 BE DOING MOVING FORWARD?

14

15 **HEATHER PETERS:** IT'S IMPORTANT TO DISTINGUISH BETWEEN THE ITEM
16 THAT I'M PRESENT CHICAGO IS THE REAL THING IN THE LAW AND THE
17 ITEM DEPUTY EXECUTIVE DIRECTOR SAVER IS PRESENTING WHICH IS
18 WHAT SHOULD BE A REAL THING IN THE LAW ALSO WHAT SHOULD BE IN
19 THE EXPENDITURE PLANS POLICY CHOICES AS MAYOR LEE RAISED AN
20 IMPORTANT QUESTION. THERE ARE DEEP NEEDS THAT ARE NOT THE
21 OUTER BOUNDS OF THE HIGH END OF AFFORDABILITY, AND THOSE
22 CHOICES ARE MADE AT THE LOCAL LEVEL. THOSE CHOICES ARE MADE AT
23 THE BAHFA LEVEL. THE COMMERCIAL LINKAGE FEE EXISTS IN LAW IT'S
24 AN OPTION THE BOARD SHOULD SUCCESSFULLY RUN A BALLOT MEASURE
25 THEN SUBSEQUENTLY VOTE TO INVOKE THE COMMERCIAL LINKAGE FEE



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1 SO.

2

3 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** SO WHAT WAS THE EMPLOYMENT
4 CONDITION WHEN THIS WAS CONCEIVED OF LIKE THE HEAD TAX AND
5 COMMERCIAL LINKAGE FEE?

6

7 **HEATHER PETERS:** IT WAS PRECOVID.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** DIRECTOR ECKLUND.

10

11 **PAT ECKLUND:** PAGE 11 YOU HAVE UNDER TENANT PROTECTION
12 PRESIDENCY HOMELESSNESS PREVENTION HELP ME UNDERSTAND WHAT
13 THAT MEANS.

14

15 **HEATHER PETERS:** SURE HAPPY TO.

16

17 **PAT ECKLUND:** IT'S NOT SOMEBODY WHO IS CURRENTLY HOMELESS IT'S
18 SOMEBODY WHO IS IN HOUSING BUT ON THE VERGE EVER BECOMING
19 HOMELESS.

20

21 **HEATHER PETERS:** GREAT QUESTION SO HOW DO YOU DEFINE THAT GOOD
22 WAY TO DEFINE IT IS TO LOOK EXAMPLE BAHFA HAS A PILOT PROGRAM
23 THAT WE'RE RUNNING RIGHT NOW WITH IN PARTNERSHIP WITH NAPA
24 COUNTY IT'S CALLED NAPA COUNTY PROGRAM IT'S A PROGRAM THAT IS
25 SHALLOW RENT SUBSIDY FOR SENIORS AT HIGH-LEVEL OF HOMELESSNESS



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1 SO THAT WOULD BE AN EXAMPLE OF HOMELESSNESS PREVENTION THAT
2 HAS BEEN A GREAT DEAL OF STUDY RESEARCH DONE THAT SHOWS AN
3 OUNCE OF PREVENTION IS WORTH A POUND OF CURE, SO THAT'S WHAT
4 THAT WOULD GET.

5

6 **PAT ECKLUND:** SO, I HAVE RECENTLY -- WELL I'VE ALWAYS BEEN
7 CONCERNED ABOUT THE HOMELESS IN MARIN AND NOVATO HAS PROBABLY
8 OF ALL THE CITIES IN MARIN COUNTY HAS STEPPED FORWARD. AND WE
9 HAVE A HOMELESS SHELTER, HOMEWARDBOUND, THAT IS ALSO A
10 TRAINING CENTER AND THE COUNTY HAS BEEN A TREMENDOUS PARTNER
11 IN ALL OF THAT NOT NECESSARILY ALL THE CITIES BUT DEFINITELY
12 THE COUNTY AND SOME OTHER HOMELESS ORGANIZATIONS BUT IT'S COME
13 TO MY ATTENTION THAT THERE IS STILL A BIG HOMELESS ISSUE FOR
14 WHAT I CAN SEE HERE AND I GUESS IT'S ON PAGE TEN IT SAYS
15 GENERAL RULES RENTAL OWNERSHIP AND INTERIM HOUSING ALL
16 ELIGIBLE, DOES THIS INTERIM HOUSING ALL ELIGIBLE, DOES THAT
17 APPLY TO HELPING HOMELESS GET OUT OF HOMELESSNESS?

18

19 **HEATHER PETERS:** YES.

20

21 **PAT ECKLUND:** AND HOW MUCH OF THAT MONEY IS AVAILABLE TO CITIES
22 AND COUNTIES?

23

24 **HEATHER PETERS:** THAT WOULD BE DECIDED BY THE CITIES AND
25 COUNTIES IN THEIR OWN EXPENDITURE PLAN. THAT'S NOT SET IN



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1 STATUTE THAT WOULD BE DECIDED AS THE EXPENDITURE PLANS WERE
2 WRITTEN, AS LONG AS THE EXPENDITURE PLAN MEETS THE MINIMUM
3 INVESTMENTS IN THE DIFFERENT P'S, HOW YOU CHOOSE TO USE THE
4 FUNDS WITHIN THAT, AS LONG AS YOU'RE DOING SOMETHING THAT'S
5 ALLOWED BY THE STATUTE. IT'S A LOCAL DECISION.

6

7 **PAT ECKLUND:** RIGHT. DOES ALL CITIES AND COUNTIES HAVE THEY ALL
8 DONE EXPENDITURE PLANS?

9

10 **HEATHER PETERS:** NO. NO ONE HAS DONE AN EXPENDITURE PLAN AT THE
11 LOCAL LEVEL BECAUSE WE WERE NOT SUCCESSFUL AT THE BALLOT. THE
12 LOCAL EXPENDITURE PLANS HAPPEN NO SOONER THAN 90 DAYS AFTER
13 THE ELECTION, A SUCCESSFUL ELECTION. AND THE EXPENDITURE PLANS
14 ARE ONLY DRAFTED BY THE CITIES AND COUNTIES THAT RECEIVE THE
15 FUNDING. SO AUTO NOT 100, IT'S NOT LIKE HOUSING ELEMENTS IT'S
16 NOT 109 EXPENDITURE PLANS IT'S NINE COUNTY EXPENDITURE PLANS,
17 THREE LARGE CITY EXPENDITURE PLANS, AND THEN EXPENDITURE PLANS
18 FOR SMALLER CITIES THAT MEET THAT UNIQUE PROVISION THAT I
19 MENTIONED, WHERE A SMALL CITY THAT HAS A HIGH SHARE OF THE
20 LOW-INCOME RHNA WILL GET A DIRECT ALLOCATION. IF YOU ARE NOT
21 IN ONE OF THOSE CATEGORIES, YOU WILL NOT RECEIVE MONEY
22 DIRECTLY TO YOU, BUT YOU WILL HAVE TO TALK WITH YOUR COUNTY,
23 AND THE AMENDMENT TO THE STATUTE THAT HAPPENED WAS AIMED AT
24 ADDRESSING THAT. THAT LOCAL JURISDICTIONS WHO ARE NOT DIRECTLY
25 RECEIVING FUNDS WERE CONCERNED ABOUT COUNTY EXPENDITURE



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1 PLANNING. AND SO AUTO BEEN WRITTEN INTO THE STATUTE NOW THAT
2 THE COUNTY MUST CONSULT ALL OF THE NON-DIRECT CITIES IN THIS
3 EXPENDITURE PLANNING. SO THAT'S WHERE YOU WOULD HAVE THAT
4 CONVERSATION.

5

6 **PAT ECKLUND:** WHAT'S THE DEFINITION OF A SMALL CITY?

7

8 **HEATHER PETERS:** ONE THE RECEIVE A DIRECT ALLOCATION. ALMOST
9 ALL OF THEM.

10

11 **PAT ECKLUND:** IT'S NOT BASED ON POPULATION?

12

13 **HEATHER PETERS:** NO.

14

15 **PAT ECKLUND:** LAST QUESTION ON PAGE EIGHT YOU HAVE LESS THAN
16 10% OF THE LOCAL GOVERNMENT INCENTIVE GRANT PROGRAM. HAS THAT
17 STARTED? NO. WE DON'T HAVE MONEY. THE REGIONAL PROGRAM IS NOT
18 EFFECTIVE THEN, RIGHT? IS NOT -- IT --

19

20 **HEATHER PETERS:** I'M SORRY I'M NOT FOLLOWING.

21

22 **PAT ECKLUND:** IT SAID THAT THE LOCAL SHARE IS PART OF A
23 REGIONAL PROGRAM, SO --

24

25 **DANIEL SAVER:** IF I MAY, YEAH, THOSE ARE ONLY IF THERE IS A



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1 SUCCESSFUL REVENUE MEASURE. SO ALL THOSE PIE CHARTS AND THE
2 RULES AND KIND OF WHAT WE COULD DO ALL OF THAT ARE RULES
3 RELATED TO A POTENTIAL REVENUE MEASURE. SO WITHOUT A
4 SUCCESSFUL REVENUE MEASURE WE ARE NOT ACTUALLY ABLE TO MOVE
5 FORWARD EVERYTHING WE HAVE LAID OUT.

6

7 **PAT ECKLUND:** SO CAN THAT LESS THAN 10% BE CHANGED?

8

9 **DANIEL SAVER:** IF WE GO THROUGH THE STATUTORY PROCESS, THAT'S A
10 PIECE OF THE STATUTE THAT COULD BE CHANGED LIKE ANY OTHER.
11 YES.

12

13 **PAT ECKLUND:** AND DO WE HAVE TO GO THROUGH THE STATUTORY
14 PROCESS IN ORDER TO PUT A MEASURE ON THE BALLOT?

15

16 **DANIEL SAVER:** NO. NO, A MEASURE COULD BE PLACED ON THE BALLOT
17 BY THE BOARD AS WAS DONE WITH REGIONAL MEASURE FOUR THAT, IS A
18 PATH THAT IS CURRENTLY AVAILABLE THROUGH THE STATUTE. IN ORDER
19 TO CHANGE THAT NUMBER, ONE WOULD HAVE TO GO THROUGH A
20 LEGISLATIVE AMENDMENT PROCESS.

21

22 **CHAIR, CARLOS ROMERO, ABAG HC:** I'M GOING TO IF I MAY, MOVE
23 THIS ON, DIRECTOR SCHAFF, THEN WE HAVE DIRECTOR ABE-KOGA.

24

25 **MARGARET ABE-KOGA:** THANK YOU. THANK YOU.



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1

2 **CHAIR, CARLOS ROMERO, ABAG HC:** COMMISSIONER ABE-KOGA.

3

4 **MARGARET ABE-KOGA:** I JUST HAVE A QUICK QUESTION GOING BACK TO
5 THE LINKAGE FEE. SO, A LOT OF CITIES -- I BELIEVE A LOT OF
6 CITIES, AT LEAST OURS, HAS A LINKAGE FEE, COMMERCIAL LINKAGE
7 FEE, IS THERE ANY LEGAL ISSUE WITH, LIKE, DOUBLE -- YOU KNOW,
8 DOUBLE CHARGING?

9

10 **DANIEL SAVER:** I CAN QUICKLY RESPOND TO THIS COMMISSIONER. SO
11 THERE IS ACTUALLY A LOT OF LANGUAGE IN THE STATUTE ABOUT
12 GOVERNING THE COMMERCIAL LINKAGE FEE IT INCLUDES KIND OF UP TO
13 A CAP AND THERE IS KIND OF A WAY OF MANAGING A REGIONAL
14 COMMERCIAL LINKAGE FEE AND HOW IT MIGHT LAYER ON TO LOCAL
15 COMMERCIAL LINKAGE FEES I'LL BE HONEST I WOULD HAVE TO REFRESH
16 MY RECOLLECTION IN THE STATUTE TO BE ABLE TO ANSWER THAT
17 CLEARLY BUT IT I WOULD BE HAPPY TO FOLLOW UP WITH YOU ABOUT
18 WHAT THOSE PROVISIONS ARE.

19

20 **MARGARET ABE-KOGA:** I APPRECIATE THAT.

21

22 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** ALL RIGHT THANK YOU CHAIR
23 ROMERO YOU GAVE AN ANSWER TO MAYOR LEE THAT ACTUALLY CONFUSED
24 ME I WOULD LIKE CLARITY ON THAT. I THOUGHT THE QUESTION WAS
25 DOES, LIKE, KIND OF INCOME LEVELS HAVE THEY BEEN CHANGED SINCE



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1 THIS MEASURE WAS PASSED? I THOUGHT THAT WAS THE QUESTION AND
2 MY UNDERSTANDING IS THEY CHANGE AS HUD'S CRITERIA CHANGES SO I
3 THOUGHT YOUR ANSWER WAS GOING TO BE YES THEY DO CHANGE THEY
4 HAVE CHANGED, OBVIOUSLY, WHAT QUALIFIES AS EXTREMELY LOW-
5 INCOME NOW IS DIFFERENT THAN IT WAS WHEN -- IS THAT CORRECT?
6 OKAY. AND THEN TO THE EXTENT THAT YOU ARE ANSWERING THE
7 QUESTION ABOUT WHAT THE ALLOCATION IS AROUND THE KIND OF
8 LEGISLATION, I GUESS I JUST WANTED TO ADD THE CONTEXT --
9 ANYWAY, AND FORGIVE ME IF THIS WASN'T YOUR QUESTION.

10

11 **BARBARA LEE:** IT WAS BUT I WANTED TO CLARIFY THE RESPONSE.

12

13 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** YEAH THAT'S WHAT I WAS
14 WORRIED ABOUT. YOUR ANSWER ACTUALLY CONFUSED ME. SO, IF IT
15 CONFUSED ME, IT MIGHT HAVE CONFUSED OTHER PEOPLE.

16

17 **HEATHER PETERS:** I MAY HAVE MISUNDERSTOOD THE QUESTION WHICH
18 STARTED THAT. [LAUGHTER]

19

20 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** SO THEN WHAT -- WHAT, YOU
21 KNOW, WHAT PEOPLE ARE ALLOWED, REQUIRED TO DO WITH REGARD TO
22 ALLOCATING FUNDS TOWARDS EXTREMELY LOW-INCOME AND THOSE TYPES
23 OF HOUSING, I JUST WANTED TO REMIND MR. SAVER THAT, THAT WAS
24 AN ISSUE OF A LOT OF DEBATE IN 2019, AND, SO, TO YOUR POINT
25 EARLIER ABOUT ALL THE POLITICAL FIGHTING AND EFFORT THAT WENT



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1 INTO GETTING TO WHAT YOU JUST SAW TODAY AS SOMEBODY WHO WAS ON
2 THE AD-HOC COMMITTEE THAT GOT LOCKED IN DAVID CHU'S OFFICE
3 UNTIL WE COULD POUND OUT A RESOLUTION I WANTED TO GO FOR THE
4 RECORD SAY THAT WAS A HOT TOPIC WE LANDED WHERE WE LANDED AND
5 JUST FUN FACT TWO OF THE OTHER PEOPLE WHO WERE LOCKED INTO
6 THAT ROOM AT THE TIME ARE NOW STATE SENATORS SENATOR DAMON
7 CONNOLLY AND SENATOR JESSE ARREQUIN SO JUST AS WE THINK ABOUT
8 HOW MANY CHANGES WE THINK IT IS WISE TO ASK THE LEGISLATURE IN
9 THIS NEXT ROUND OF REQUESTS MODIFICATIONS I JUST THINK IT'S
10 HELPFUL TO KNOW THAT A NUMBER OF THEM WERE ACTUALLY THERE WHEN
11 THE CURRENT SET OF POLITICAL COMPROMISES WERE HASHED OUT, SO
12 AS MUCH AS I MIGHT NOT LIKE WHERE WE LANDED ALL I CAN SAY IS I
13 PROMISE YOU THAT A LOT OF FIGHTING WAS DONE, AND YOU KNOW,
14 THIS WAS THE COMPROMISE THAT WAS REACHED AT THE TIME. AND THE
15 PEOPLE WHO WERE THERE, ALSO NOW ARE LEGISLATORS. SO, THANK
16 YOU. I JUST FURTHER CONFUSED THE MAYOR. STAFF NEEDS
17 CLARIFICATION. IS THAT OKAY?

18

19 **BARBARA LEE:** I WANT TO CLARIFY WHAT YOU SAID EARLIER IN TERMS
20 OF STATUTE HAVING THE OUTER BOUNDARIES FOR THIS. NOW YOU SAID
21 IT'S BEEN CHANGED AND INITIALLY IT WAS THE STATUTES IN PLACE
22 WITH THESE BOUNDARIES. SO WHAT AM I MISSING?

23

24 **DANIEL SAVER:** PERHAPS THIS IS HELPFUL TO KIND OF CLARIFY SOME
25 OF THE NUANCE AND I APOLOGIZE FOR NOT BEING AS CLEAR IN MY



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1 PRIOR RESPONSE. SO, THE STATUTE SETS THE AREA NEED YAM INCOME
2 LEVELS THAT ARE KIND OF THE MAXIMUM LEVELS THAT COULD BE
3 CHANGED OR THAT'S THE AFFORDABILITY LEVEL FOR THOSE UNITS FOR
4 BAHFA IT'S 80% AMI FOR ANY OF OUR PRODUCTION FUNDS SO IF WE'RE
5 GOING TO BUILD NEW HOUSING THOSE UNITS CANNOT BE FOR FAMILIES
6 THAT ARE ABOVE 80% AREA MEDIAN INCOME THAT NUMBER 80% OF AREA
7 MEDIAN INCOME THAT NUMBER WAS IN THE STATUTE THEN IT'S WHAT WE
8 HAVE NOW AND THAT NUMBER OF 80% OF AMI HASN'T CHANGED.
9 ANNUALLY WHAT QUALIFIES AS 80% OF AMI THAT DOES CHANGE AND
10 THAT CHANGES BASED ON THE ACTUAL MEDIAN MECHANIC AT COUNTY
11 LEVEL. SO FOR EXAMPLE, WHETHER A FAMILY OF FOUR MAKING
12 \$100,000 A YEAR QUALIFIES, THAT ANSWER MIGHT BE DIFFERENT YEAR
13 TO YEAR. BUT THAT MAX IS KIND OF 80% OF THE AREA MEDIAN
14 INCOME.

15

16 **BARBARA LEE:** SO THE PERCENTAGES ARE CONSTANT WITHIN THE
17 PERCENTAGES ACCOUNTABILITY AND ALL OF THE CHANGES GIVEN COST
18 OF LIVING AFFORDABILITY COULD BE WITHIN THAT PERCENTAGE. OKAY.
19 THANK YOU VERY MUCH.

20

21 **CHAIR, CARLOS ROMERO, ABAG HC:** DIRECTOR NOACK? OR -- ARE WE
22 CALLING YOU DETECTOR NOACK? PRESIDENT NOACK. [LAUGHTER]

23

24 **SUE NOACK:** CHAIR. THAT'S ALL RIGHT. ANYTHING SUE WOULD WORK.
25 [LAUGHTER] YEAH. SORRY. I JUST HAD A QUESTION ABOUT THE COUNTY



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1 EXPENDITURE PLANS. AND I THINK I EXPRESSED THIS WAY BACK WHEN
2 WE WERE DISCUSSING RM4 THAT THE PLANS DON'T COME OUT UNTIL
3 AFTER, AFTER A BALLOT MEASURE IS SUCCESSFUL, YET ME AS A
4 VOTER, IN A COUNTY, I WOULD WANT TO KNOW HOW THOSE FUNDS WERE
5 GOING TO BE DISTRIBUTED BY A COUNTY IN ORDER TO VOTE FOR IT.
6 SO, I HAVE A LITTLE TROUBLE WITH, SORT OF, WAITING UNTIL THE
7 MEASURE IS SUCCESSFUL, AND THEN FINDING OUT, OH, YOU DON'T
8 HAVE A CHANCE IN THE WORLD OF ACTUALLY RECEIVING ANY OF THOSE
9 FUNDS, BECAUSE THE COUNTY IS DOING IT IN A CERTAIN WAY. AND,
10 SO, THAT'S JUST SOMETHING I THINK WE NEED TO CONSIDER GOING
11 FORWARD. BECAUSE I THINK IT WILL MAKE A BIG DIFFERENCE TO ALL
12 THE VOTERS TO KNOW WHAT THEY'RE VOTING FOR AND THE LIKELIHOOD
13 OF THEM RECEIVING ANY FUNDS UNDER A MEASURE. SO, I JUST BRING
14 THAT UP MORE AS A STATEMENT THAN A QUESTION.

15

16 **CHAIR, CARLOS ROMERO, ABAG HC:** GOOD. I WAS ABOUT TO ADMONISH
17 YOU FOR BEING PREDICTIVE. I CAN'T DO THAT TO THE CHAIRPERSON
18 [LAUGHTER] OKAY, I SEE THAT IN SAN JOSE THERE IS A HAND
19 RAISED. WHO WOULD LIKE TO SPEAK? DIRECTOR BELTRAN, PLEASE, THE
20 FLOOR IS YOURS.

21

22 **YVONNE MARTINEZ-BELTRAN:** THANK YOU. I WOULD LIKE TO DISH WOULD
23 LIKE TO ASK THIS QUESTION ON WHAT CHAIR NOACK WAS DISCUSSING,
24 BECAUSE I KNOW THERE WAS CONVERSATION, AS WE WERE GETTING
25 CLOSE TO TRYING TO ADOPT THAT REGIONAL MEASURE AT THAT TIME,



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1 HERE, SPECIFICALLY IN SANTA CLARA COUNTY IN CONVERSATION ABOUT
2 HAVING THAT COUNTY EXPENDITURE, LOCAL EXPENDITURE PLAN FIGURED
3 OUT BEFORE THE 90 DAYS. AND, SO, IS THERE SOME WAY THAT WE
4 COULD INCLUDE EITHER A DIRECT ALLOCATION OR DISCUSSION
5 HAPPENING PRIOR TO, MAYBE 90 DAYS PRIOR TO THE BALLOT BEING
6 APPROVED, SO THAT EVERYBODY UNDERSTANDS HOW THAT'S GOING
7 HAPPEN IN SMALL CITIES, NOW THAT WE HAVE BECOME, AND I THINK
8 THAT WOULD BE THE UNDERLYING ARGUMENT -- YOU KNOW, WE REALLY
9 HAD TO BECOME MUCH MORE ACTIVE IN BUILDING HOUSING SO CAN WE
10 EITHER GET DIRECT EXPENDITURE OR HAVE OUR LOCAL EXPENDITURE
11 PLANS SET BEFORE?

12

13 **CHAIR, CARLOS ROMERO, ABAG HC:** SO THIS IS GETTING INTO THE
14 NEXT ITEM WHICH IS 7B WHERE WE'RE GOING TO TALK ABOUT THE
15 MECHANISMS OR PLACES IN WHICH THESE SUBSTANTIVE --

16

17 **YVONNE MARTINEZ-BELTRAN:** HAPPY TO HOLD. THAT'S FINE.

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. SO I WOULD LIKE TO
20 MOVE ON.

21

22 **YVONNE MARTINEZ-BELTRAN:** FINE.

23

24 **CHAIR, CARLOS ROMERO, ABAG HC:** THEN THERE WAS A QUESTION THAT
25 WAS POSED TO ME WHETHER OR NOT THE LEGISLATION ITSELF HAD --



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1 IT WAS DELIMITED YOU KNOW SIMILAR TO WHAT THE TRANSPORTATION
2 MEASURE WAS AND IT IS NOT, I BELIEVE. CORRECT? OKAY. ALL
3 RIGHT. THANK YOU. SO WITH THAT LET'S SEE IF THERE IS ANY
4 MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON THIS ITEM
5 BEFORE WE MOVE ON TO THE NEXT ITEM.

6

7 **BOARD CLERK:** THERE IS NO WRITTEN COMMENTS RECEIVED FOR THIS
8 ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM WISHING TO
9 SPEAK ON THIS ITEM. NON-AT THE TELECONFERENCE LOCATIONS. THANK
10 YOU.

11

12 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU VERY MUCH MISS
13 PETERS. APPRECIATE IT. SO ITEM 7B UPDATE ON THE STAKEHOLDER
14 ENGAGEMENT PROCESS THIS IS AN ABAG HOUSING COMMITTEE AND BAHFA
15 OVERSIGHT COMMITTEE ACTION ITEM -- EXCUSE ME INFORMATION ITEM
16 WE HAVE TWO PEOPLE DANIEL SAVER WHO WE ALL KNOW WELL AND OF
17 COURSE CAROLE GROOM WHO WE'RE GOING TO GET TO KNOW BETTER WHO
18 IS SENIOR ADVISOR TO BAHFA CAROLE, AS YOU KNOW I'M HOPING THE
19 STORED HISTORY IN HOUSING PRODUCTION AFFORDABLE HOUSING
20 LEGISLATIVE WORKING GROUP POLICY WORLD AT THE NATIONAL STATE
21 AND LOCAL LEVEL WE ARE SO GLAD TO HAVE HER HERE WITH US AS
22 WELL AS YOU DANIEL OF COURSE WE LOVE YOUR BERKELEY HARVARD
23 CONSIDERABLES SO YES [LAUGHTER] WITH THAT I TURN IT OVER TO
24 YOU TWO.

25



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1 **DANIEL SAVER:** THANK YOU. THIS IS A VERY NICE SHADOW TO SIT IN
2 HAPPY TO DO IT THANK YOU CAROLE FOR BEING ABLE TO JOIN US FOR
3 THIS CAROLE HAS BEEN WORKING WITH THE TEAM FOR ABOUT A YEAR
4 NOW HAS BEEN LEANING IN AS WE THINK ABOUT STAKEHOLDER
5 ENGAGEMENT AND PATH TOWARDS FUTURE REVENUE MEASURE SO JUST
6 REALLY PLEASED TO HAVE CAROLE'S VOICE ADDED IN. I'LL BE TAKING
7 A FEW OF THE SLIDES THEN PASS IT TO CAROLE THEN TAKE IT BACK
8 AT THE END THANK YOU FOR YOUR PATIENCE AS WE DO A BIT OF THEE
9 AT RICKS UP HERE SO IF WE CAN PULL UP THE SLIDE, FUTURE
10 REVENUE MEASURE THIS IS THE PROCESS THAT WE'RE DESIGNING TO
11 THINK ABOUT POTENTIAL CHANGES THAT SOME OF YOU WERE JUST
12 DISCUSSING THIS IS TRYING TO CREATE A CONTAINER THAT CAN HOLD
13 THOSE CONVERSATIONS AND MOVE US PRODUCTIVELY FORWARD THIS DOES
14 HAVE DETAIL LAST MONTH WE PRESENTED HIGH-LEVEL OVERVIEW WE
15 SAID WE WERE GOING TO COME BACK WITH MORE DETAIL THIS DETAIL
16 HERE I'M EXPECTING WOULD BE DELIGHTED TO HAVE A ROBUST
17 CONVERSATION I'LL NOTE THAT IT'S STILL EVOLVING THERE CONTINUE
18 TO BE ADJUSTMENTS AS WE MOVE FORWARD WE'RE NOT GOING TO CREATE
19 A STRUCTURE THEN LOCK OURSELVES INTO IT IN SUCH A WAY WE CAN'T
20 BE NIMBLE. LET'S GO TO THE NEXT SLIDE PLEASE. THIS IS THE
21 THREE PHASED APPROACH THAT WE DEVELOPED DURING OUR STRATEGIC
22 PLAN PROCESS TO THINK ABOUT A PATH TOWARD A FUTURE REVENUE
23 MEASURE IT SHOULD BE SOMEWHAT FAMILIAR YOU HAVE SEEN THIS THE
24 LAST FEW MONTHS TO QUICKLY GROUND OURSELVES SAYS IN THE
25 OVERALL TWO AND A HALF YEAR TIMELINE WE THREE PHASES FIRST



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1 STAKEHOLDER ENGAGEMENT WE'RE EXPECTING TO WORK WITH A BROAD
2 TABLE OF STAKEHOLDERS ACROSS THE ENTIRE REGION TO BUILD TRUST
3 GENERATE BUY-IN AND IDENTIFY A POLICY FRAMEWORK FOR STATUTORY
4 AMENDMENTS. TIMING OF THIS IS SWIFT AND NOW. [LAUGHTER] YOU
5 KNOW REALLY TRYING TO WORK THROUGH SOME OF THESE POLICY
6 DISCUSSIONS, THROUGH SPRING, SUMMER, AND INTO THE FALL SO
7 WE'RE PREPARED FOR PHASE TWO WHICH WOULD BE THE LEGISLATIVE
8 PROCESS SO THAT WOULD START -- WE WOULD REALLY TRY TO GET A
9 KICK START ON THAT THIS FALL TO BE PREPARED FOR THE START OF
10 LEGISLATIVE SESSION AT BEGINNING OF 2027 THERE THE IDEA WOULD
11 BE TO HAVE A LEGISLATIVE VEHICLE TO IMPLEMENT A POLICY
12 FRAMEWORK THAT WE DEVELOPED AS PART OF PHASE ONE. AND BASED ON
13 STANDARD SACRAMENTO TIMELINES WE WOULD EXPECT FINALITY ON
14 WHETHER WE HAVE A BILL THAT'S ACTUALLY BEEN SIGNED BY THE
15 GOVERNOR BY THE FALL OF 2027. AT LEAST KEEP AN OPTION ON THE
16 ABLE TO PURSUE A REVENUE MEASURE IN 2028 IF CONDITIONS ARE
17 FAVORABLE THERE WOULD STILL NEED TO BE POLICY DEVELOPMENT FOR
18 THAT FUTURE MEASURE. YOU KNOW, EXACTLY WHAT THE PATH IS TO PUT
19 THAT MEASURE ON THE BALLOT TO STILL BE DETERMINED, AND THAT
20 WOULD BE YOU KNOW WE'RE AT LEAST KEEPING THAT ON THE TABLE FOR
21 2028. I'LL NOTE AS OF RIGHT NOW, IN OUR STATUTE, THE ONE WAY
22 TO PUT A MEASURE ON TO THE BALLOT IS THROUGH THE GREEN LIGHT
23 PROCESS THAT HEATHER DESCRIBED SOMEWHERE WE HAVE HEARD IN OUR
24 STRATEGIC PLAN PROCESS IS TO ADD A TOOL TO THE TOOLBOX WHICH
25 WOULD BE ADDING CITIZEN INITIATIVE AUTHORITY TO THE STATUTE



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1 NOT TO SAY THAT PHASE THREE WOULD BE NECESSARILY A CITIZEN
2 INITIATIVE THAT'S NOT A DECISION THAT NEEDS TO BE MADE TODAY
3 SHOULDN'T BE ASSUMED JUST TO SAY THAT COULD BE AN OPTION AT
4 THAT TIME IF WE GO THROUGH PHASE ONE AND PHASE TWO. IT MIGHT
5 BE A MEASURE THAT'S ACTUALLY LED BY THE BOARDS SO WE'RE KIND
6 OF AT THIS POINT TRYING TO KEEP ALL OPTIONS ON THE TABLE.
7 LET'S GO TO THE NEXT SLIDE. FLUSH ANOTHER WAY KIND OF ANOTHER
8 LENS THAT YOU COULD OVERLAY ON THE THREE P'S PROCESS IS TO
9 THINK ABOUT DIFFERENT DECISION POINTS AS WE GO ALONG THIS
10 JOURNEY TOGETHER. SO, THERE ARE A LOT OF THINGS THAT NEED TO
11 GO RIGHT IN ORDER FOR US TO BE ON A PATH TOWARDS 2028. ONE WAY
12 OF THINKING ABOUT THIS, THESE ARE KIND OF DIFFERENT ON-RAMP
13 OPPORTUNITIES SO CHANCES WHERE WE CAN REALLY BRING FOLKS ALONG
14 WITH US THE PROCESS TO BUILD THE TYPE OF SUPPORT THAT WE'RE
15 GOING TO NEED TO SEE REVENUE MEASURE MOVE FORWARD AT THE TIME
16 YOU COULD THINK ABOUT THIS AS AN OFFRAMP OPPORTUNITIES WHERE
17 WE'RE NOT IDENTIFYING THE TYPE OF SUPPORT WE NEED OR DON'T
18 HAVE CONDITIONS FOR SUCCESS THERE ARE DIFFERENT OPPORTUNITIES
19 WHERE WE CAN MAKE A PIVOT TO THINK ABOUT MORE NEAR-TERM
20 INCREMENTAL OPPORTUNITIES TO PURSUE WHILE WE LOOK AT REVENUE
21 MEASURE ON A DIFFERENT TIMELINE JUST KIND OF QUICKLY WALKING
22 THROUGH THESE THERE ARE THREE PHASES FOR DECISION POINTS.
23 FIRST IS ARE THERE REGIONAL CONSENSUS DO WE HAVE ENOUGH
24 STAKEHOLDERS WHO ARE SUPPORTIVE OF POLICY FRAMEWORK THAT IT
25 COULD MOVE FORWARD THIS IS SOMEWHAT RESPONSIVE TO SOME OF WHAT



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1 WE HEARD AS WE REFLECTED ON REGIONAL MEASURE FOUR WHERE THERE
2 WERE A NUMBER OF STAKEHOLDERS WHO FELT THEY DIDN'T HAVE KIND
3 OF SUFFICIENTLY INPUT TO REALLY BE KIND OF SUPPORTING THE
4 POLICIES THAT WERE PUT FORWARD IN THE REGIONAL EXPENDITURE
5 MAN, THAT THE BOARDS DID ADOPT. SO, THE IDEA IS TO REALLY
6 CHECK WITH OUR STAKEHOLDER COMMUNITY EARLY IN THIS PROCESS TO
7 MAKE SURE THAT OUR BAY AREA HOUSING ECOSYSTEM IS WITH US AS WE
8 MOVE SOMETHING FORWARD. A SECOND KEY DECISION POINT IS AGENCY
9 ALIGNMENT AND THAT'S REALLY LIKELY TO HAPPEN AS WE'RE
10 TRANSITIONING FROM PHASE ONE TO PHASE TWO. SO GOING FROM A
11 POLICY FRAMEWORK TO AN ACTUALLY LIFTING VEHICLE, WE'RE
12 EXPECTING AT THAT POINT REALLY HAVING THE TWO BOARDS AS IS
13 TYPICAL OF LEGISLATION, YOU KNOW, YOU HAVE TO MAKE A DECISION
14 ABOUT WHETHER YOU'RE GOING TO SPONSOR A BILL AND WHAT WOULD GO
15 IN THAT BILL. SO, KIND OF SIMILAR TO WHAT HEATHER TALKED ABOUT
16 WITH THE CASA PROCESS OR WHAT SOME OF YOU EXPERIENCE WITH THE
17 TRANSPORTATION REVENUE SELECT COMMITTEE, YOU KNOW YOU MIGHT
18 END UP WITH A REPORT BUT THAT'S NOT BILL LANGUAGE. SO, YOU
19 HAVE A POLICY FRAMEWORK AND THEN YOU HAVE TO ACTUALLY NAVIGATE
20 THAT INTO BILL LANGUAGE. AND THEN THERE IS THIS DECISION POINT
21 FOR THE BOARD ABOUT WHETHER AND HOW TO MOVE THAT FORWARD.
22 THIRD DECISION POINT REALLY IMPORTANT IS THAT BILL HAS TO GET
23 THROUGH SACRAMENTO. SO EVEN IF WE HAVE OUR STAKEHOLDERS WITH
24 US, AND EVEN IF ALL OF OUR BOARD MEMBERS ARE WITH US IF
25 SACRAMENTO IS NOT SUPPORTIVE OF THESE CHANGES, THEN THAT'S



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1 GOING PRESENT A BARRIER TO A PATH FORWARD AND THAT INCLUDES
2 BOTH THE LEGISLATURE AND THE GOVERNOR THEN ULTIMATELY IT'S
3 PUBLIC OPINION A REVENUE MEASURE MUST GO BEFORE THE VOTERS THE
4 VOTERS KIND OF ULTIMATELY DECIDE WHETHER THE REVENUE WILL BE
5 RAISED THAT'S ANOTHER KEY DECISION POINT. YOU KNOW ONE WAY OF
6 THINKING ABOUT THIS IS THERE IS GOING TO BE DIFFERENT LEVELS
7 OF EMPHASIS ON THESE DECISION POINTS AT DIFFERENT PHASES IN
8 THE PROCESS AND AT THE SAME TIME IT WOULD BEHOVE US TO
9 CONSIDER ALL THESE DIFFERENT DECISION POINTS AT EACH PHASE. SO
10 THAT WE'RE THINKING ABOUT THESE EARLY PHASES WITH THE KIND OF
11 LATER DECISION POINTS IN MIND. SO THAT WE'RE NOT COMING UP
12 WITH SOMETHING THAT SEEMS GREAT TOMORROW, THAT WE ALREADY KNOW
13 IS DOOMED TO FAIL A YEAR FROM NOW SO THERE IS A LITTLE BIT OF
14 FLUIDITY I THINK KIND OF BETWEEN THESE BUT STILL MARK
15 IMPORTANT ON RAMP AND OFF-RAMP MOMENTS. NEXT SLIDE. ALL RIGHT
16 NOW WITH THE THREE PHASE PROCESS WE'RE GOING TO SPEND TIME
17 TRYING TO DRILL IN ON PHASE ONE. OVERARCHING THEME I WOULD PUT
18 HERE IS WE'RE TRYING TO DEVELOP A PROCESS EXECUTIVE DIRECTOR
19 PREMIER OR AT MENTIONED THAT'S BOTH LEARNING FROM THE PAST
20 LEARNING FROM BEST PRACTICES ELSEWHERE AND BEING RESPONSIVE TO
21 ACTUALLY APPLY LESSONS IN OUR CURRENT CONDITIONS SO THAT'S NOT
22 TO SAY COOKIE CUTTER TAKE WHAT HAPPENED SOMEWHERE ELSE PLOP IT
23 DOWN HERE BUT MAKE SURE THAT WE'RE BEING INFORMED BY ALL PRIOR
24 EFFORTS AS WE HAVE BEEN BUILDING OUT THIS PROCESS THAT'S
25 INVOLVED IN CONSIDERING THE CASA PROCESS ITSELF THE REGIONAL



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1 MEASURE FOR WHICH WE HAVE SPENT A LOT OF TIME REFLECTING ON
2 THE TRANSPORTATION REVENUE SELECT COMMITTEE THEN ALSO MEASURE
3 A IN LOS ANGELES COUNTY. AS I MENTIONED, THE GOAL IS TRYING TO
4 TAKE THE BEST PIECES OF EACH OF THOSE AND TRY TO IDENTIFY HOW
5 THEY APPLY NOW IT'S NOT A COOKIE CUTTER LIKE MEASURE A IN LOS
6 ANGELES WAS SUCCESSFUL IT'S TEMPTING TO SAY HEY LET'S JUST
7 TAKE WHAT THEY DID BUT IT'S VERY DIFFERENT CIRCUMSTANCES THAT
8 WAS ONE COUNTY NOT NINE VERY DIFFERENT KIND OF POLITICAL
9 LANDSCAPE DIFFERENT HOUSING ECOSYSTEM THERE, THERE ARE KEY
10 LESSONS WE THINK WE CAN IMPLEMENT FROM THAT BUT IT'S NOT TO
11 SAY WE CAN COPY AND PASTE WHAT THEY DID IN ORDER TO BE
12 SUCCESSFUL. THE OVERALL GOAL IS TO BUILD A BROAD SUPPORT FOR
13 POLICY FRAMEWORK AS MENTIONED TRYING TO BE RESPONSIVE TO
14 FEEDBACK WE HEARD AFTER REGIONAL MEASURE FOUR ABOUT MAKING
15 SURE WE HAVE ALL OUR STAKEHOLDERS AT THE TABLE EARLY AND
16 BOUGHT IN HELPING TO CODESIGN AS WE GO FORWARD. KEYNOTE OF
17 THIS KIND OF PUTTING A FINE POINT ON IT WE NEED A BIGGER TENT
18 WE HAD RM4 IN PARTICULAR WE HEARD FROM A VARIETY OF DIFFERENT
19 CONSTITUENCIES THE FEEL LIKE THEY WERE AS INVOLVED AS THEY
20 NEEDED TO BE AND SO THERE IS INTENTIONALITY STARTING NOW WITH
21 BROADER SET OF STAKEHOLDERS AT THE TABLE, KIND OF, FROM THE
22 GET-GO. WITH THAT IN MIND YOU SEE ON THE SETTING A BIG TABLE
23 KEY PIECE OF THIS IS WHAT WE'RE TALKED ABOUT LAST MONTH WHAT
24 WE'RE CALLING A HYBRID APPROACH TRYING TO PUT LESSONS
25 MENTIONED INTO PRACTICE BY ENGAGING THE LARGER GROUP TO



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1 ACTUALLY HELP WITH THE PROCESS DESIGN ITSELF DON'T JUST
2 INVOLVE STAKEHOLDERS IN THINKING ABOUT POLICY BUT ACTUALLY
3 INVOLVE STAKEHOLDERS IN THINKING ABOUT HOW DO WE SET UP A
4 PROCESS TO WORK FOR THEM SO THEY CAN EFFECTIVELY ENGAGE WITH
5 US ON THOSE POLICY ISSUES THEMSELVES. THE IDEA HERE IS TO
6 GENERATE BUY-IN FROM THE CONSTITUENCIES THAT MEANS WE HAVE
7 BEEN FOR MONTHS NOW WORKING WITH OUR STAKEHOLDERS WITHIN LABOR
8 COMMUNITY BUSINESS COMMUNITY A LOT OF SOCIAL JUSTICE KIND OF
9 GRASSROOTS ORGANIZATIONS AS WELL A LOT OF MORE TRADITIONAL
10 HOUSING ORGANIZATIONS THAT WERE KIND OF THE BACKBONE OF 2024
11 EFFORTS THE IDEA HERE IS TO FACILITATE SHARED OWNERSHIP
12 CARVING OUT A LANE WHERE OUR STAKEHOLDERS ARE GOING TO HAVE A
13 PIECE OF THIS HIGH BRIDGE STRUCTURE IT'S GOING TO LAY
14 FOUNDATION FOR THEM TO OWN THEIR PIECES AS WE CONTINUE TO MOVE
15 FORWARD JUST LIKE AN EXAMPLE, IF WE'RE GOING TO SACK PACK AND
16 ASK FOR LEGISLATIVE CHANGES WE'RE GOING TO BE MORE SUCCESSFUL
17 WE'RE MORE LIKELY TO BE SUCCESSFUL IN SACRAMENTO IF WE HAVE
18 OUR BAY AREA HOUSING ECOSYSTEM AS WE GO, KIND OF WITH
19 CONSENSUS SET OF POSITIONS RATHER THAN THE BOARD'S MOVE
20 FORWARD, WE KNOW WHAT WE WANT, WE HAVE GOT STAKEHOLDERS KIND
21 OF COMING AT US SIDE WAYS SUNS WE GET THERE SO THE IDEA TO
22 AVOID THAT PROBLEM BUILD THAT BROAD CONSENSUS FROM THE GET-GO
23 SHARED OWNERSHIP MODEL SHARED RESPONSIBILITY MODEL. THERE IS
24 PARALLEL ROADS I'M WORKING ON MY METAPHOR HERE SO FEEDBACK IS
25 WELCOME PARALLEL ROADS OR PARALLEL LANES, IF YOU WILL. THIS IS



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1 A NEW ATTEMPT WHERE WE WOULD HAVE OUR ROLE AT THE PUBLIC
2 AGENCIES. PUBLIC AGENCIES WE CARE ABOUT WHAT THIS MEASURE
3 LOOKS LIKE, WE HAVE TO OWN THIS MOVING FORWARD THAT'S A KEY
4 RESPONSIBILITY THAT WE HAVE AND AT THE SAME TIME TO BE
5 SUCCESSFUL WHAT WE LEARN FROM MEASURE FOUR AND ALL THESE OTHER
6 EFFORTS WE DO NEED TO HAVE BROAD BUY-IN WE CANNOT DO THIS ON
7 OUR OWN WE NEED TO HAVE PARALLEL SET OF ACTIVITIES THAT ARE
8 MOVING US IN THE SAME DIRECTION KEY TO MAKING THIS WORK
9 TOGETHER IS INTERSECT WITH EACH OTHER SO INTERSECTING WAVING
10 BACK FORTH INTERSECTIONS ON RAMPS OFF-RAMPS I HAVEN'T QUITE
11 GOTTEN MY TERMINOLOGY NAILED DOWN BUT THE FACT THEY'RE
12 PARALLEL DISAPPOINT MEAN THEY'RE DISCONNECTED REALLY THE IDEA
13 TO MOVE TOGETHER WEAVE THESE TOGETHER TO ALL ARRIVE AT THE
14 SAME DESTINATION POLICY FRAMEWORK WITH BROAD SUPPORT OF OUR
15 BOARD MEMBERS AND STAKEHOLDERS. IN ORDER TO DO THAT WE'RE
16 GOING TO DEVELOP SHARED PRINCIPLES I'LL GET TO THAT IN THE
17 PRESENTATION IN A MINUTE THERE IS A NUMBER OF UNRESOLVED
18 POLICY ISSUES WHICH CAROLE WILL TALK ABOUT IN DETAIL THAT HAVE
19 LAW AND ORDER EMERGED AS KEY POLICY ISSUES THAT WE KNOW ARE
20 GOING TO BE FOCUS OF THIS EFFORT WE'RE EXPECTING THERE TO BE
21 SIGNIFICANT TOUCH POINTS WITH ALL OF YOU IN YOUR ROLE AS
22 MEMBERS OF THIS COMMITTEE AND WE HAVE TO DO ALL OF THIS PRETTY
23 QUICKLY WE HAVE TO BALANCE INCLUSIVITY IN PROCESS MAKING SURE
24 ALL VOICES OF HEARD WITH ABILITY TO GET TO SOME DECISIONS SO
25 WE'RE NOT TIMED OUT. ESSENTIALLY WHAT WE WANT TO AVOID IS A



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1 SITUATION WHERE WE'RE NOT ABLE TO MOVE FORWARD JUST BECAUSE WE
2 WEREN'T ABLE TO GET TO DECISIONS IN TIME. SO, LET US GO TO THE
3 NEXT SLIDE. AND THIS IS GOING TO REALLY DRILL DOWN ON KIND OF
4 OUR LANE OR OUR PATH, IF YOU WILL, AS THE PUBLIC AGENCIES. SO
5 THERE IS A NUMBER OF DIFFERENT WAYS THAT WE'RE EXPECTING ALL
6 OF YOU, AS WELL AS YOUR COLLEAGUES TO BE REALLY INVOLVED IN
7 THIS PROCESS, EVEN IN PHASE ONE. ESPECIALLY IN PHASE ONE. SO,
8 THE FIRST IS THAT WE HEARD A LOT OF FEEDBACK AT THE LAST
9 MEETING, THERE IS A DESIRE FOR COMMITTEE MEMBERS TO BE
10 INVOLVED AND THINKING ABOUT THE POLICY ISSUES ITSELF. OUR
11 POLICY HERE IS TO MOVE FORWARD WITH FORMAL COMMITTEE
12 PRESENTATION SO WE'LL COME ALL OF YOU SITTING AT THESE
13 COMMITTEES JOIN COMMITTEES TO GET FEEDBACK FROM YOU ON POLICY
14 ITEMS AS THEY GO FORWARD. THIS IS A REALLY IMPORTANT
15 INTERSECTION POINT SO AS IDEAS ARE BEING VETTED WITH EXTERNAL
16 STAKEHOLDERS WE'RE GOING TO HAVE THESE PUBLIC MEETINGS WITH
17 ALL OF YOU TO MAKE SURE THOSE IDEAS ARE COMING TO YOU AND THAT
18 THE FEEDBACK YOU'RE PROVIDING IS ALSO BE FUNNELED INTO THAT
19 OTHER LANE. ANOTHER KEY PIECE THAT WE HEARD LAST TIME IS LOCAL
20 GOVERNMENT ENGAGEMENT. THERE IS A LOT OF DIFFERENT TYPES OF
21 ENGAGEMENT THAT NEED TO HAPPEN BUT ONE THAT SEEMS LIKE A GOOD
22 LANE FOR US TO OWN AS THE PUBLIC AGENCIES, IS ACTUALLY WORKING
23 WITH OUR PEER AGENCIES LOCALLY, TO ENGAGE THEM IN THE PROCESS.
24 SO THE STAFF -- ONE OF THE WAYS THAT STAFF ARE PROPOSING TO
25 MOVE THIS FORWARD IS THAT WE WOULD MAKE A COMMITMENT TO



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1 ACTUALLY GO OUT TO EACH OF THE COUNTIES AND KIND OF MEET
2 PEOPLE WHERE THEY'RE AT, AT WHATEVER THE APPROPRIATE LOCAL
3 MEETINGS ARE SO MAYBE MAYOR'S CONFERENCE OR LEAGUE OF CITIES
4 MEETINGS YOU KNOW WE WOULD LIKE TO WORK WITH ALL OF YOU TO
5 IDENTIFY THE APPROPRIATE SPACES LOCALLY WHERE WE CAN GO MEET
6 OUR LOCAL GOVERNMENT COLLEAGUES WHERE THEY'RE AT AND GET THEIR
7 FEEDBACK AND FUNNEL THAT BACK INTO THE PROCESS PART OF THIS IS
8 TO BE RESPONSE TESTIFY A DESIRE TO REBUILD RELATIONSHIPS
9 STRENGTHEN RELATIONSHIPS WE'RE ALSO PROPOSING STAFF DO THIS IN
10 CONJUNCTION WITH APPROPRIATE MEMBERS FROM BOTH BOARDS IN THAT
11 COUNTY SO WE COULD ACTUALLY GO WITH OR ABAG EXECUTIVE BOARD
12 MEMBERS AS WELL AS COMMISSIONERS AND STAFF TO THOSE MEETINGS
13 SO THAT THERE IS OPPORTUNITY TO ELEVATE YOU ALL ALSO PULL YOU
14 IN TO HELP US AS REGIONAL STAFF NAVIGATING THE DYNAMICS KIND
15 OF WITHIN YOUR COUNTIES WHICH ALL OF YOU KNOW EXTREMELY WELL.
16 THIRD ON THE LIST ESTABLISHED GUIDING PRINCIPLES THIS IS GOING
17 TO BE THE MAIN ITEM AT THE END OF THE PRESENTATION WHERE WE'RE
18 EXCITED TO GET YOUR FEEDBACK THERE IS GOING TO BE A NEED TO
19 CLARIFY EXPECTATIONS AND SET AT THE OUTSET WHAT OUR KEY
20 PRINCIPLES ARE THAT WILL GUIDE THE WAY KEY AS THE PUBLIC
21 AGENCIES MOVE THROUGH THIS PROCESS THEN FINALLY THIS SEPARATE
22 LANE EXTERNAL LANE WITH A LOT OF STAKEHOLDERS A TABLE THEY
23 WILL SET CAROLE WILL TALK MORE ABOUT THIS WE CAN ACTIVELY
24 PARTICIPATE IN THAT SO TO HAVE ISOLATED LANES WHERE THERE IS
25 NOT MUTUAL CONVERSATION BUT TO HAVE SOME PARTICIPATION THERE



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1 ONE KEY THING TO NOTE, BALANCE OF SPACES TO ALLOW A LOT OF
2 DIFFERENT VOICES IS KIND OF EVERYTHING THAT YOU SEE ABOVE THE
3 LAST BULLET THERE ARE OPPORTUNITIES FOR THERE TO BE YOUR
4 VOICES AND OTHER POLICY MAKERS ON THE BOARDS IN THE PROCESS BE
5 A DESIRE TO MAKE SURE THAT WE'RE NOT OVERCROWDING SOME OF THE
6 STAKEHOLDER SPACES WITH ELECTED OFFICIALS VOICES SO THAT OTHER
7 STAKEHOLDERS FEEL LIKE THEY'RE ACTUALLY NOT GETTING AIR TIME
8 TO GET THEIR VIEWS OUT ON TO THE TABLE SO THAT'S PART OF THE
9 BALANCE WE'RE TRYING TO STRIKE MAKE SURE OTHER STAKEHOLDERS
10 FEEL THEY CAN HAVE THEIR SAY AND POLICY MAKERS HAVE SPACES TO
11 MAKE THEIR SAY. EXCUSE ME? LET'S GO TO THE NEXT ITEM I'M GOING
12 ON TO TURN IT OVER TO CAROLE TO TALK MORE ABOUT CONVERSATIONS
13 WE HAVE HAD WITH OUR EXTERNAL STAKEHOLDERS ABOUT THEIR PIECE
14 OF THE PROCESS.

15

16 **SPEAKER:** THANK YOU DANIEL IT'S GREAT TO BE HERE I LOVED ALL
17 THE QUESTIONS ABOUT BAHFA STATUTE BECAUSE I TOO WAS INVOLVED
18 IN CASA AND I HAVE FORGOTTEN A LOT OF WHAT I UNDERSTOOD AT ONE
19 POINT IN TIME SO IT WAS REALLY HELPFUL AND I THINK I'M GOING
20 TO, YOU KNOW, SAY WE REALLY NEED TO HAVE HEATHER DO THE SAME
21 PRESENTATION TO THE EXTERNAL STAKEHOLDER GROUP THAT WE'RE
22 PULLING TOGETHER SO THAT THEY TOO UNDERSTAND YOU KNOW WE DON'T
23 WANT TO THROW THE BABY OUT WITH THE BATH WATER WE WANT TO BE
24 REALLY STRATEGIC ABOUT WHAT EFFORTS WE MIGHT MAKE TO CHANGE
25 STATUTE AND WHEN AND WHERE. SO, I WANT TO START THE EXTERNAL



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1 ENGAGEMENT PROCESS THAT HAS GOTTEN A BIT MORE REFINED SINCE WE
2 LAST MET BUT STILL HAVE NOT FULLY BEEN BAKED YET. SO YOU WILL
3 HEAR SOME THINGS THAT HAVE GOTTEN A LITTLE MORE BAKED AND THAT
4 ARE STILL OUT THERE AND I THINK THE FIRST IMPORTANT THING TO
5 TALK ABOUT IS THE CO-CHAIR'S STAKEHOLDER ENGAGEMENT PROCESS
6 THAT THE GROUP THAT'S KIND OF SELF-ORGANIZED OR PLANNING
7 COMMITTEE AROUND PUTTING TOGETHER THIS EXTERNAL STAKEHOLDER
8 PROCESS HAVE ALL AGREED TO THAT THESE THREE INDIVIDUALS REALLY
9 ARE OUR BEST SHOT AT ENSURING THAT WE CAN GET TO A CONSENSUS
10 ON CHANGES AND A PATH FORWARD THAT WILL MOST LIKELY MEET KIND
11 OF ALL THE CONSTITUENTS NEEDS, OR AT LEAST MAKE THEM NOT
12 UNHAPPY. SO, YOU KNOW, WE KNOW IT'S NOT EASY TO GET EVERYBODY
13 TO SING KUMBAYA AT THE END OF A PROCESS BUT WE WANT TO MA BE
14 SURE THAT EVERYBODY HAS BEEN HEARD AND UNDERSTANDS WHY THE
15 DECISIONS THAT ARE BEING MADE GOING FORWARD ARE GOING TO BE
16 MADE. AND, SO, THESE THREE INDIVIDUALS, I JUST WANT SPEND A
17 WILL BIT OF TIME BECAUSE I KNOW SOME OF YOU MAY KNOW THEM BUT
18 NOT OTHERS ON WHY THESE THREE WERE SELECTED, NOT BY US, BUT BY
19 THE EXTERNAL PLANNING GROUP THAT HAS BEEN PULLED TOGETHER, BUT
20 THAT I'M QUITE EXCITE ABOUT, MARIE NOELLE FERNANDEZ IS THE
21 EXECUTIVE DIRECTOR OF WORKING PARTNERSHIP USA WHICH IS AN
22 ORGANIZATION BASED IN THE SOUTH BAY AND MANY OF YOU FROM SOUTH
23 BAY MAY KNOW OF THEM WHERE THEY DO WORK ON A NUMBER OF
24 MEASURES OR POLICY ISSUES AROUND WORKING PEOPLE AND WHAT'S
25 BEST FOR THE WORKING PEOPLE OF THE SOUTH BAY. INCLUDING



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1 HOUSING ISSUES, BUT ALSO HEALTH CARE, AND LABOR RIGHTS AND
2 TENANT RIGHTS, FOR EXAMPLE. SO, THEY WORK ON A VARIETY OF
3 ISSUES. MARIA NOELLE IS ALSO ON THE BOARD OF THE FILCIO OF THE
4 SOUTH BAY. SO SHE IS REALLY BRINGING TO THIS EFFORT BOTH SOME
5 SOUTH BAY PERSPECTIVE BUT ALSO LABOR PERSPECTIVE THAT ISN'T,
6 YOU KNOW -- ONE OF THE BIGGEST ISSUES IS WE DON'T HAVE LABOR
7 COMMUNITY IN THE BAY AREA THAT'S ALL ON THE SAME PAGE. WE
8 CERTAINLY DON'T HAVE A CONSTRUCTION LABOR COMMUNITY THAT'S ALL
9 ON THE SAME PAGE AND THAT MAKES FOR CHALLENGING NOTIONS ON A
10 MEASURE LIKE THIS AND MAKES FOR CHALLENGING NOTIONS WHEN WE
11 GET TO THE LEGISLATURE. SO, WE DO THINK MARIA NOELLE IS
12 SOMEONE WHO CAN, YOU KNOW, AGAIN, TRY TO GET TO SOME CONSENSUS
13 WITHIN THE LABOR COMMUNITY AND WITH THE POTENTIAL USERS OF
14 THESE PROGRAM AREAS THAT WOULD COME TOGETHER THROUGH A REVENUE
15 MEASURE. JEN FEDERAL MARTINEZ IS VICE PRESIDENT AT THE SAN
16 FRANCISCO FOUNDATION WHICH IS A RECENT JOB FOR US, BEFORE
17 THAT, SHE WAS HEAD OF THE AFFORDABILITY AREA FOR THE CHAN
18 ZUCKERBERG INITIATIVE AND THE HOUSING INNOVATION AREA AND HAS
19 BEEN VERY INVOLVED THROUGHOUT HER CAREER IN, AGAIN, INNOVATIVE
20 STAKEHOLDER ENGAGEMENT PROCESSES, WAS INVOLVED WHEN SHE WAS
21 WITH PICO AT THE TIME, WITH THE CASA PROCESS, AND SHE WAS
22 ACTUALLY QUITE AN IMPORTANT LEADER IN THE CASA PROCESS AMONGST
23 A NUMBER OF THE CONSTITUENTS AT THE TABLE DURING CASA. AND
24 ANNE SILVERBERG IS THE CEO OF RELATED CALIFORNIA'S AND
25 NORTHWEST, ACTUALLY, AFFORDABLE DIVISION. AND FOR THOSE OF YOU



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1 WHO DON'T KNOW RELATED COMPANIES OUT OF NEW YORK CITY IS ONE
2 OF THE LARGEST APARTMENT DEVELOPERS OF BOTH AFFORDABLE AND
3 MARKET HOUSING IN THE COUNTRY, AND YOU KNOW, A VERY STRONG
4 OPINIONS ABOUT THINGS IN WASHINGTON DC AND VERY INFLUENTIAL IN
5 THE POLITICAL WORLD. AND, ALSO, SPENT MANY YEARS WITH NON-
6 PROFIT AFFORDABLE HOUSING DEVELOPERS PRIMARILY BRIDGE HOUSING
7 OUT OF SAN FRANCISCO AND IS JUST DEEP INTO ALL THE POLICY
8 ISSUES THAT DEVELOPERS AND OWNERS OF AFFORDABLE HOUSING, FROM
9 HOMELESS HOUSING, OR INTERIM HOUSING, TO MIXED INCOME, TO
10 EVERYTHING IN BETWEEN. SHE HAS BEEN IN THE DEVELOPMENT WORLD
11 ON THOSE ISSUES AND IS WELL RESPECTED BY ALL THE AFFORDABLE
12 HOUSING DEVELOPERS AS WELL AS THE -- THE NON-PROFIT AFFORDABLE
13 HOUSING DEVELOPERS AS WELL AS MARKET RATE DEVELOPERS AND THE
14 BUSINESS COMMUNITIES. SHE SITS -- SHE'S CHAIR OF THE HOUSING
15 COMMITTEE FOR THE BAY AREA COUNCIL, FOR EXAMPLE. SO, AND THEY
16 ARE SUPPORTIVE OR THEIR REPRESENTATIVE TO THE PLANNING GROUP
17 IS SUPPORTIVE OF HER INVOLVEMENT AS CO-CHAIR SO WE HAVE
18 SOMEONE WHO CAN REPRESENT BOTH BUSINESS AND HOUSING DEVELOPER
19 USES PEOPLE WHO CAN REPRESENT A WIDE VARIETY OF OTHER ISSUES
20 THAT WE'RE GOING TO NEED TO BE STRUGGLING WITH AS WE GO
21 THROUGH THESE VARIOUS POLICY ISSUES I JUST WANTED TO MAKE SURE
22 PEOPLE HAVE BACKGROUND ON WHO THESE INDIVIDUALS AND ARE WHY
23 THEY HAVE BEEN SELECTED. THE LAST THING I WILL SAY ABOUT THEM
24 IS PART OF THIS SELECTION IS THAT THEY GET ALONG WITH EACH
25 OTHER. THEY DIDN'T ALL KNOW EACH OTHER, TO START, BUT THEY



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1 HAVE HAD A COUPLE CONVERSATIONS. THEY'RE ALL REALLY TRUSTED BY
2 THEIR VARIOUS CONSTITUENTS TO BE THE PEOPLE WHO CAN GET ABOVE
3 THEIR INDIVIDUAL INTERESTS OR THEIR BUSINESS INTERESTS AND TRY
4 TO GET TO CONSENSUS AMONGST A GROUP. AND THEY JUST HAVE THAT
5 STYLE AS LEADERS. THAT'S GOING TO IMPORTANT MOVING FORWARD
6 THEY'RE GOING TO GIVE US THE BEST SHOT IT'S NOT GOING TO BE
7 EASY AS YOU CAN ALREADY HEAR AMONGST YOUR OWN CONVERSATIONS
8 ABOUT WHAT MIGHT NEED TO BE CHANGED AND WHAT MIGHT NOT NEED TO
9 BE CHANGED. SO, NEXT SLIDE. SO THE CO-CHAIRS WILL HOLD THE
10 VISION OF WHAT THIS EXTERNAL STAKEHOLDER ENGAGEMENT IS ABOUT
11 AND THEY WILL PROVIDE LEADERSHIP AND CREDIBILITY AND REALLY
12 NAVIGATE THE DIFFERENCES AMONGST THE DIFFERENT GROUPS THAT
13 WILL BE REPRESENTED IN THE REGIONAL HOUSING STAKEHOLDER
14 COMMITTEE, WHICH IS WHAT WE'RE CALLING IT, AT LEAST ON A
15 TEMPORARY BASIS. I WANT TO EMPHASIZE THAT THIS IS A GROUP THAT
16 HAS NOT YET BEEN FULLY BAKED IN TERMS OF WHO IS GOING TO BE
17 REPRESENTED ON THAT REGIONAL HOUSING STAKEHOLDER COMMITTEE,
18 AND THE CO-CHAIRS ARE, YOU KNOW, LIKE IN THE NEXT WEEK, GOING
19 TO BE ACTIVE LEAVE INVOLVED IN DISCUSSIONS TO UNDERSTAND FROM
20 THEIR PERSPECTIVE WHO IS MISSING FROM WHO THEY THINK SHOULD BE
21 AT THE TABLE AND PEOPLE WHO WILL COMMIT THE TIME AND OF THE TO
22 THEN GO BACK TO THEIR BROADER CONSTITUENCY GROUPS AS THE
23 PROCESS MOVES FORWARD. AND THEN THERE WILL ALSO BE A
24 COORDINATED GROUP. SO, THE CO-CHAIRS WERE REALLY GOING TO LEAD
25 THIS AND THEY'RE GOING TO HAVE SOME STAFF AND CONSULTANT



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1 SUPPORT TO HELP DRIVE THE PROCESS AND BE THEIR BOOTS ON THE
2 GROUND IN TERMS OF GETTING AGENDAS OUT AND WHAT NEEDS TO BE ON
3 THE AGENDA NEXT AND WHAT TOPIC NEEDS TO BE RESEARCHED AND
4 THERE WILL BE A BENCH THAT WILL ALSO BE THERE TO HELP THEM
5 MOVE THE PROCESS FORWARD. THEY ALL HAVE FULL-TIME JOBS SO YOU
6 KNOW, THE COMMITMENT OF TIME, THEY'RE GOING TO NEED, YOU KNOW,
7 STAFF SUPPORT, SO TO SPEAK, AS WE MOVE FORWARD. AND THAT'S
8 BEING DISCUSSED RIGHT NOW. WE'LL GO TO THE NEXT SLIDE TO TALK
9 ABOUT WHAT THE GROUP IS ACTUALLY GOING TO BE DOING OVER THE
10 NEXT NUMBER OF MONTHS. AND THESE ARE THE FOUR ISSUES THAT WE
11 HAVE TALKED ABOUT BEFORE THAT HAVE BEEN IDENTIFIED BY US AND
12 THE EXTERNAL GROUP AS THE IMPORTANT ISSUES THAT NEED TO BE
13 WORKED THROUGH. ONE IS WHAT IS THE REVENUE MECHANISM. YOU
14 KNOW, DO WE STILL WANT TO GO WITH A BALLOT MEASURE FOR A
15 GENERAL OBLIGATION BOND. IS THERE A DIFFERENT REVENUE SOURCE
16 THAT MIGHT BE EASIER TO GET APPROVAL OF BY THE VOTERS. IS
17 THERE SOME OTHER REVENUE SOURCE THAT WOULD BE BETTER FOR OTHER
18 REASONS, LIKE, THAT THE FUNDS COULD BE USED, YOU KNOW, FOR
19 MORE THINGS. SO, THESE ARE, YOU KNOW, THE QUESTIONS THAT WE'RE
20 ALL GOING TO NEED TO WEIGH IN ON. THE LABOR STANDARDS, WHETHER
21 THERE ARE LABOR STANDARDS AND ON WHAT MONEY, ON WHAT TYPES OF
22 MONEY THAT GOES OUT ARE -- IS REALLY THE, YOU KNOW, THE
23 QUESTION THAT -- ONE OF THE QUESTIONS THAT WAS NOT RESOLVED TO
24 RM4 TO THE DEGREE THAT IT WAS FELT THAT LABOR WOULD BEING
25 SUPPORTIVE OF A MEASURE MOVING FORWARD. SO, IS THERE SOMETHING



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1 IN THIS NEW CONTEXT THAT WE CAN WORK ON TOGETHER THAT WILL BE
2 SATISFACTORY BOTH TO LABOR AND TO -- OR LABOR UNIONS AND TO
3 THE USERS OF THE FUNDS, INCLUDING LOCAL GOVERNMENTS. THEN
4 REVENUE DISTRIBUTION WHICH I THINK YOU ALL HAVE JUST HAD SOME
5 COORDINATION ABOUT HOW MUCH GOES TO THE COUNTIES AND WHAT
6 PERCENTAGES AND SOME OF THAT WILL TIE BACK TO THE REVENUE
7 MECHANISMS. BUT THOSE ARE QUESTIONS THAT NEED TO GET RESOLVED.
8 THE COMMERCIAL LINKAGE FEE, FOR EXAMPLE, WAS A -- ON RM4 WAS
9 AN ISSUE FOR THE BUSINESS COMMUNITY, AS YOU CAN IMAGINE. AND,
10 SO, LIKE, DO WE WANT TO CHANGE THAT OR NOT. THAT'S JUST ONE
11 EXAMPLE OF THE KINDS OF ISSUES THAT WE MAY GET INTO ON REVENUE
12 DISTRIBUTION AND THEN ON ELIGIBLE USES, AS WELL. SO, AND THERE
13 ARE OTHER ISSUES THAT ARE ALREADY STARTING TO BUBBLE UP IN A
14 MOMENT WHEN DANIEL GETS TO TALKING ABOUT PRINCIPLES YOU KNOW
15 WE HAVE THIS PRINCIPLE OF YOU KNOW, WHATEVER COMES UP WE WANT
16 TO BE PASSABLE BY THE VOTERS, AT THE SAME TIME, WE WANT IT
17 ADMINISTRATABLE, I THINK THAT'S THE CHAIR'S WORD. SOMEBODY
18 CAME UP WITH THAT [LAUGHTER] ADMINISTRATABLE, BUT ALSO
19 WORKABLE FOR THE USERS OF THE FUNDING AS WELL. THERE NEED TO
20 BE A COMMITTEE THAT LOOKS SPECIFICALLY AT THAT IS A QUESTION
21 THAT'S COME UP. THEN WHICH HAVE THESE ISSUES AS THEY GET
22 RESOLVED AT LEAST AT THE STAKEHOLDER LEVEL WOULD REQUIRE A
23 CHANGE TO BAHFA'S STATUTE MOVING FORWARD IN ORDER TO
24 IMPLEMENT. SO THAT'S WHAT'S GOING TO BE HAPPENING IN THIS
25 STAKEHOLDER ENGAGEMENT GROUP. THEY WILL HAVE SUBCOMMITTEES TO



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1 WORK ON PARTICULAR TOPICS. NOT NECESSARILY A LABOR COMMITTEE
2 AND A REVENUE GENERATION COMMITTEE, ALTHOUGH IT WOULD PROBABLY
3 BE LABELED SOMETHING LIKE THAT, BUT WHAT I MEAN BY THAT, IT'S
4 NOT NECESSARILY ONLY THE LABOR REPRESENTATIVES ON THE LABOR
5 COMMITTEE NO THERE IS REPRESENTATIVES IT'S RAY SUBGROUP OF
6 STAKEHOLDER COMMUNITY THAT IS GOING TO WORK ON THE LABOR AND
7 IT'S A SUBGROUP THAT'S GOING TO WORK ON THE REVENUE MEASURES
8 AS AN EXAMPLE. SO NEXT SLIDE. END PRODUCT OF THIS AND YOU WILL
9 SEE WHEN DANIEL WILL WEAVE THIS BACK TOGETHER WITH THE BAHFA
10 ABAG PROCESS BUT THE END PROCESS FOR THE PHASE ONE OF THE
11 STAKEHOLDER ENGAGEMENT IS TO COME UP WITH A PROPOSED POLICY
12 FRAMEWORK INCLUDING RECOMMENDATIONS ON THESE VARIOUS TOPICS
13 THAT WE HAVE BEEN TALKING ABOUT. THEY MAY COME UP WITH OPTIONS
14 VERSUS SOLID RECOMMENDATION WE'LL HAVE TO SEE HOW THAT GOES
15 THEN YOU WILL DECIDE WHEN IT'S A REVENUE MEASURE FOR EXAMPLE,
16 THAT YOU THINK MAKES SENSE FOR BAHFA ABAG. AND IT WILL ALSO
17 INCLUDE HOW STRONGLY VARIOUS GROUPS AND THE STAKEHOLDERS ARE
18 WEDDED TO ONE PARTICULAR SOLUTION, OR ANOTHER. SO, WE HAVE
19 THAT INFORMATION AVAILABLE IN TERMS OF WHAT DOES THAT MEAN
20 RELATIVE TO GETTING TO CONSENSUS OR GETTING TO A MEASURE THAT
21 VOTERS WILL VOTE FOR, HOWEVER IT COMES. WHETHER IT'S THROUGH
22 BAHFA OR WHETHER IT'S THROUGH A CITIZEN'S INITIATIVE, OR
23 HOWEVER THAT HAPPENS. SO, THAT WILL BE THE FINAL PRODUCT THAT
24 THEY WILL COME UP WITH FOR PHASE ONE. AND THEN OBVIOUSLY,
25 DEPENDING WHERE WE GO WITH PHASE TWO, THIS GROUP WOULD BE



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1 INVOLVED, OR PORTIONS OF THIS GROUP, DEPENDING ON HOW IT
2 LANDS, WOULD CERTAINLY BE SUPPORTIVE OF WHAT ENABLING
3 LEGISLATION PROCESS WE'RE USING MOVING FORWARD. SO, I THINK
4 I'LL TURN IT OVER NOW TO DANIEL TO TRY TO WEAVE THAT BACK
5 TOGETHER WITH THE BAHFA PROCESS.

6

7 **DANIEL SAVER:** YEAH, THANK YOU CAROLE. IF WE COULD GO TO THE
8 NEXT SLIDE. I'LL DO THIS ONE PRETTY QUICK. THIS IS SCHEMATIC,
9 NOT SCALE TIMELINE. BUT BASIC IDEA IS TO SHOW DIFFERENT LANES
10 OR THREADS OF THE PROCESS TOP BLUE LINE SHOWING YOUR
11 INVOLVEMENT BAHFA OVERSIGHT ABAG HOUSING COMMITTEE EXPECTING
12 THERE TO BE THESE MULTIPLE TOUCH POINT AS WE GO FORWARD. THAT
13 GREEN BOX MIDDLE IS THIS KIND OF EXTERNAL PROCESS WHERE WE'RE
14 EXPECTING THERE TO BE DISCUSSION ON THESE TOPICS THAT WOULD
15 ULTIMATELY PRODUCE A POLICY FRAMEWORK. THEN BOTTOM LINE, THE
16 BIG CATCH-ALL OF BROADER ENGAGEMENT. WE'RE GOING TO NEED MORE
17 THAN JUST THOSE OF YOU HERE TODAY AND FOLKS ON THIS PARTICULAR
18 STAKEHOLDER COMMITTEE TO BE ABLE TO PROVIDE INPUT. SO THAT
19 INCLUDES CITY ASSOCIATIONS OR MAYOR'S CONFERENCE THAT I
20 MENTIONED BEFORE, AS WELL AS VARIETY OF OTHER STAKEHOLDERS.
21 I'LL NOTE WHAT CAROLE WAS SAYING WE'RE TRYING TO GET TO THIS
22 POLICY FRAMEWORK AT THE END OF THE PHASE ONE WHERE THAT'S
23 GOING TO INCORPORATE FEEDBACK FROM STAKEHOLDER GROUP FROM
24 AWFUL YOU FROM EVERYBODY IN THAT BOTTOM ROW THAT DOES KIND OF
25 KICK UP ON THE OTHER SIDE OF THE DOTTED LINE TO A DECISION



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1 POINT WHERE YOU THEN HAVE TO TAKE THAT AND DECIDE WHAT YOU'RE
2 GOING TO MOVE FORWARD IN LEGISLATION. SO JUST TO SAY WE'RE
3 GOING TO HAVE A POLICY FRAMEWORK. BUT THAT'S NOT THE END OF
4 THE GOAL. IT HAS TO KEEP MOVING THROUGH THE PROCESS. LET'S GO
5 TO THE NEXT SLIDE. THIS IS A SET OF DRAFT PRINCIPLES WE HEARD
6 FROM A NUMBER OF YOU IN OUR PRIOR CONVERSATIONS ABOUT THIS
7 HAVING PRINCIPLES IS A CRITICAL POINT TO MAKING HYBRID
8 STRUCTURE WORK SO WE WANTED TO TRY TO JUMP-START THAT BY
9 PUTTING TOGETHER SOME STAFF DRAFTED PRINCIPLES HERE FOR YOUR
10 CONSIDERATION I KNOW THIS IS ONE OF THE MOST IMPORTANT PLACES
11 TO GET YOUR FEEDBACK SO IF WE'RE TRYING TO BREEZE THROUGH
12 THINGS QUICKLY YOU KNOW THIS IS ONE PLACE TO FOCUS THE
13 COMMENTARY TO SUPPORT STAFF SO WE CAN MOVE THIS FORWARD
14 EFFECTIVELY. A FEW KEY PIECES THIS WILL ALLOW YOU ALL TO SHAPE
15 THE INSTITUTIONAL INTERESTS KIND OF HOW WE DEFINE THOSE MOVING
16 FORWARD, THAT'S IMPORTANT ROLE FOR YOU AS POLICY MAKERS.
17 SECOND, WE SET CLEAR EXPECTATIONS FOR OUR STAKEHOLDERS. AND
18 FINALLY WE DO GET A POLICY FRAMEWORK AT THE END OF PHASE ONE.
19 WE CAN EVALUATE IT AGAINST THESE CRITERIA THAT WE PRE
20 IDENTIFIED AS SOME OF THE GUIDING STARS WE PULLED THIS LIST
21 TOGETHER NOT JUST OUT OF A HAT WE LOOKED BACK AT ALL PRIOR
22 BAHFA DOCUMENTS WHERE WE HAVE DRAFTED GUIDING PRINCIPLES, OUR
23 BUSINESS PLAN THEN LOOKED AT SB63 TRANSPORTATION REVENUE
24 MEASURE PRINCIPLES SO TRYING TO WEAVE TOGETHER PRIOR WORK.
25 I'LL WALK THROUGH EACH OF THESE. FIRST IS TO BE PASSABLE. THE



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1 POLICY FRAMEWORK NEED TO BE INFORMED BY DATA-DRIVEN ANALYSIS,
2 INCLUDING PUBLIC OPINION RESEARCH REMAIN ATTUNED TO VOTER
3 SENTIMENT, WHICH MIGHT SHIFT OVER TIME. IMPORTANT TO
4 ACKNOWLEDGE THAT SECOND IS ACHIEVE SCALE WE NEED REVENUE TO BE
5 SUFFICIENT TO DRIVE OUTCOMES AT SCALE THAT'S PART OF THE
6 REGIONAL APPROACH THIRD INNOVATE ADD VALUE TO MEET NEEDS
7 WITHIN OUR COMMUNITIES IDEA TO NOT DUPLICATE YET ANOTHER LAYER
8 IN ALREADY COMPLEX SYSTEM HOW ARE WE MAKING SURE WE'RE
9 ACTUALLY INNOVATING ADDING VALUE AND DRIVING SOLUTIONS FORWARD
10 ENSURING FINANCIAL SUSTAINABILITY FUTURE MEASURE SHOULD HELP
11 POSITION BAHFA TO BECOME OPERATIONALLY SELF-SUSTAINING AND
12 SERVE AS A PERMANENT SOURCE OF FINANCE FOR OUR REGION MOVING
13 FORWARD KIND OF IN THE SPIRIT OF THE NEW YORK MODEL AS WE
14 WOULD APPLY HERE ADVANCING FAIRNESS MAKE SURE OUR COUNTIES
15 CITIES VIEW REGIONAL APPROACH AS FAIR WITH BENEFITS THAT ARE
16 TRANSPARENT CREDIBLE AND APPROPRIATE HE DISTRIBUTED SO ANOTHER
17 WAIVE THINKING OF THE GEOGRAPHIC BALANCE AND FAIRNESS DELIVER
18 ON THE THREE P'S STATUTORY MANDATE MAKE SURE WE HAVE A PATH
19 FORWARD TO ACTUALLY DELIVER ON ALL OF THE THREE P'S PRODUCTION
20 PRESERVATION AND PROTECTIONS THEN FINALLY BE ADMINISTRATABLE
21 SO HOW WHATEVER WE HAVE THIS WORD LIKE WE HAVE TO ACTUALLY
22 IMPLEMENT THIS SO DOING THIS AT SCALE, AND SO WE COULD OVER
23 ENGINEER THIS AND MAKE SURE IT'S COMPLEX, WHILE DESIGNING THIS
24 WE NEED TO SATISFY A LOT OF INTERESTS WHILE HOLDING IN MIND
25 IT'S KIND OF EVERY SINGLE PERSON GETS THEIR LITTLE PIECE SO



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1 MAY END UP WITH SOMETHING VERY DEFINITE DIFFICULT TO MANAGE AT
2 THE END SO HOW DO WE BALANCE ALL OF THOSE IN THEORY BEHIND
3 THIS SO IF WE GO TO THE NEXT SLIDE. FOCUSING ON THE LAST
4 SLIDE, MOST LIKE FEEDBACK THERE IS THREE QUESTIONS FIRST
5 SUPPORT TO THE COMPANY STAFF GO OUT INTO THE FIELD APPROACH
6 WE'RE PROPOSING THAT WE WOULD GO OUT TO EACH OF THE RESPECTIVE
7 COUNTIES AND INVITING Y'ALL TO COME ALONG WITH US AS
8 APPROPRIATE, IS THERE AN INTEREST SUPPORT FOR THAT, SECOND
9 THIS MAY BE NUMBER TWO YOU COULD E-MAIL US AS STAFF OR FOLLOW
10 UP INDIVIDUALLY IF THEIR PARTICULAR INDIVIDUALS ORGANIZATIONS
11 CONSTITUENCIES THAT ARE PARTICULARLY SALIENT IN YOUR
12 GEOGRAPHIES, AND FINALLY ON THE GUIDING PRINCIPLES WHAT ARE
13 YOUR REACTIONS ARE WE MISSING ANYTHING WOULD ANYTHING NEED TO
14 BE TWEAKED, ET CETERA. WITH THAT I'LL TURN IT BACK TO THE
15 CHAIR FOR COMMENTS AND QUESTIONS.

16

17 **CHAIR, CARLOS ROMERO, ABAG HC:** I'LL START WITH COMMISSIONER
18 MILEY.

19

20 **NATHAN MILEY:** THANK YOU. VERY, VERY THOROUGH, AND I DON'T HAVE
21 A PROBLEM WITH THE STAFF MOVING FORWARD WITH THIS, MY TWO
22 QUESTIONS ARE, ONE, PHASE ONE ENDS IN OCTOBER, RIGHT? THAT'S
23 SIX MONTHS. SO, DO WE REALISTICALLY THINK WE CAN ACCOMPLISH
24 THIS LEVEL OF ENGAGEMENT IN SIX MONTHS? BECAUSE THIS IS VERY
25 THOROUGH, VERY COMPREHENSIVE OF DIFFERENT BODIES. AND THEN



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1 SECONDLY, IT WAS RAISED, THE EXTERNAL GROUP WILL NEED SUPPORT.
2 DO WE HAVE A BUDGET FOR ALL OF THIS? SO THOSE ARE MY
3 QUESTIONS.

4

5 **BOARD CLERK:** EXCUSE ME MADAM CHAIR WE LOST QUORUM FOR THE
6 BAHFA OVERSIGHT COMMITTEE. WOULD YOU LIKE TO DEPUTIZE CHAIR
7 NOACK OR CHAIR MOULTON-PETERS?

8

9 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** I WOULD LOVE TO DEPUTIZE MAY
10 I DEPUTIZE THEM BOTH OR.

11

12 **BOARD CLERK:** ONE.

13

14 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** CHAIR NOACK ARE YOU WILLING
15 TO BE DEPUTIZED?

16

17 **SUE NOACK:** HAPPY TO.

18

19 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** DO I NEED A MOTION AND
20 SECONDS OR AS CHAIR, I DO NOT? NO.

21

22 **BOARD CLERK:** THANK YOU.

23

24 **DANIEL SAVER:** SO TWO QUESTIONS TIMING IS IT GOING TO BE
25 AMBITIOUS, DO WE THINK WE CAN DO IT? YES IT'S GOING TO BE



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1 TIGHT AND DOES REQUIRE MOVING SWIFTLY THAT'S MY QUICK ANSWER
2 ON THAT ONE THEN SECOND IN TERMS OF BUDGET THIS IS SOMETHING
3 WE'RE ACTUALLY LOOKING AT DISCUSSING WITH THE CO-CHAIR'S
4 SPECIFICALLY SO IN THE NEXT FEW WEEKS WE'RE LOOKING AT THAT I
5 DO NOT HAVE A NUMBER FOR YOU TODAY.

6

7 **NATHAN MILEY:** THEN MY FINAL QUESTION IS WE HAVE GOT THE
8 EXTERNAL GROUP WE HAVE GOT -- YOU HAVE GOT US AND WE HAVE GOT,
9 I THINK, ALL THE CITIES AND COUNTIES, I BELIEVE THE THREE
10 PIECES, I THINK THOSE ARE THE THREE PIECES. HOW DO YOU PLAN ON
11 HARMONIZING ALL THIS BY OCTOBER?

12

13 **DANIEL SAVER:** THAT'S THE CHALLENGE BEFORE US. YOU KNOW, I
14 THINK -- I'LL JUST SAY ONE --

15

16 **NATHAN MILEY:** I -- [INDISCERNIBLE]

17

18 **DANIEL SAVER:** ALL OF US EACH AND EVERY ONE OF US. ONE OF THE
19 POTENTIAL PATHS MIGHT BE TO I THINK ABOUT THIS AGAIN SOMETHING
20 THAT'S AN OPEN TOPIC FOR CONVERSATION NOT EVERYTHING NEEDS TO
21 BE DECIDED WITH THE TREMENDOUS LEVEL OF DETAIL IN PHASE ONE.
22 BECAUSE WE STILL HAVE OTHER STEPS MOVING FORWARD WHERE
23 LEGISLATION COULD BE MORE SPECIFIC THAN WHAT'S IN THE POLICY
24 FRAMEWORK THEN REVENUE MEASURE MIGHT HAVE A LOT OF DETAIL THAT
25 WE ACTUALLY DON'T NEED TO TWEAK IN THE LEGISLATION ITSELF. SO



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1 PART OF WHAT WE NEED TO DO IS IDENTIFY WHAT LEVEL OF DETAIL
2 ACTUALLY DO WE NEED TO GET INTO RIGHT NOW AND REALLY STAY
3 LASER FOCUSED ON WHAT'S NECESSARY TO DO FOR PHASE ONE AND THEN
4 INCREASINGLY DRILL DOWN AS WE MOVE FORWARD.

5

6 **NATHAN MILEY:** THANK YOU FOR THOSE RESPONSES.

7

8 **CHAIR, CARLOS ROMERO, ABAG HC:** SO, IN THE QUEUE, I HAVE VICE
9 CHAIR SCHAFF AND THEN WE'LL GO TO DIRECTOR ECKLUND. OH. [OFF-
10 MIC - INDISCERNIBLE]

11

12 **CHAIR, CARLOS ROMERO, ABAG HC:** OH, I SEE IT NOW, THANK YOU,
13 DIRECTOR LEE THEN. ALL RIGHT. LET'S GO WITH DIRECTOR SCHAFF
14 THEN DIRECTOR LEE. AND THEN -- VICE CHAIR SCHAFF?

15

16 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** THANK YOU. SO, THANK YOU FOR
17 THIS AMAZING AMOUNT OF WORK. ONE, YOU KNOW, YOU'RE ASKING FOR
18 ANALOGIES, SO, I'LL TRY ONE OUT, YOU MIGHT NOT LIKE IT, IT
19 MIGHT NOT WORK. BUT I REALLY THINK WE NEED TO THINK OF PHASE
20 ONE AS ANSWERING THE QUESTION OF WHETHER OR NOT WE WANT TO ADD
21 THINGS TO THE MENU. AND THAT IS A VERY DIFFERENT EXERCISE THAN
22 DECIDING WHAT IS THE MEAL THAT WE WANT TO ORDER. SO, THINK
23 ABOUT THE MENU AND THE MEAL. WHAT WORRIES ME, AND I RECOGNIZE
24 THIS IS THE FIRST TIME I SAW THIS PRESENTATION BUT IT DAWNED
25 ON ME TODAY IS THAT I FEEL WE'RE KIND OF CONFLATING THOSE



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1 ISSUES TOGETHER AND FOR US IS FEELS FAMILIAR BECAUSE WITH SB63
2 WE HAD TO CREATE THE MENU AND THE MEAL IN ONE PIECE OF
3 LEGISLATION. SB63 WAS A ONE-TIME, HERE IS WHAT'S GOING TO BE
4 ESSENTIALLY PUT ON THE BALLOT. THERE WAS A LITTLE BIT OF
5 WIGGLE ROOM FOR DECISION-MAKING WITHIN THE LEGISLATIVE
6 CONFINES BUT IT WAS PRETTY WELL BAKED. WE'RE IN A VERY, VERY
7 DIFFERENT SITUATION. AND WE HAVE A CHOICE RIGHT NOW TO EITHER
8 ADD THINGS TO THE MENU, TO PRESERVE AS MANY OPTIONS AS
9 POSSIBLE, SOMETHING MY MOTHER USED TO SAY WHEN I DIDN'T WANT
10 TO STUDY FOR SCHOOL, SHE WAS, LIKE, DO YOU WANT TO HAVE MORE
11 OPTIONS IN YOUR LIFE. SO, DO WE WANT TO ADD THINGS TO THE
12 MENU? OR ARE WE CONFLATING THIS WITH THE EXERCISE OF DECIDING
13 WHEN WE'RE GOING TO PUT ON THE BALLOT. AND I SAY THAT BECAUSE
14 WHEN YOU TALK ABOUT THE FOUR ISSUES THAT YOU HAVE ON THE TABLE
15 FOR PHASE ONE, WHICH I WOULD SAY IS DESIGNING THE MENU, THAT'S
16 EVERYTHING. SO, I WANT TO CAUTION US TO NOT THROW OUT WHAT IS
17 ALREADY ON THE MENU AND FOCUS IN PHASE ONE, AND NOW IT FEELS A
18 LITTLE LESS SCARY, ABOUT WHAT OPTIONS DO WE WANT TO ADD TO THE
19 MENU. AND, OBVIOUSLY, THE PROCESS OF THIS STAKEHOLDER EXERCISE
20 IS SO IMPORTANT, BECAUSE WHEN YOU DESIGN THE MENU, YOU USUALLY
21 SHOW UP FOR THE MALE. SO, WE'RE TRYING TO, BOTH, BE REALLY
22 LONG-TERM THINKERS, BECAUSE WE DON'T WANT TO HAVE TO GO TO THE
23 LEGISLATURE EVERY TIME WE WANT TO DO SOMETHING FOR BAHFA. LOOK
24 AT ALL THE ENERGY WE'RE SPENDING ON THIS. I WOULD RATHER SPEND
25 THIS ENERGY DECIDING WHEN WE'RE GOING TO ORDER FOR THE MEAL.



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1 AND, UNFORTUNATELY THERE ARE SOME THINGS THAT WE MIGHT WANT TO
2 ORDER THAT ARE CURRENTLY NOT ON THE MENU. SO, I -- THAT
3 FRAMING, I DON'T KNOW IF THAT'S A GOOD ANALOGY OR NOT, BUT IT
4 MIGHT HELP US FOCUS WHAT WE'RE DOING IN THIS PHASE, WHICH IS
5 WE DON'T HAVE TO COME UP WITH THE MALE RIGHT NOW. WE JUST HAVE
6 TO MAKE SURE THAT THERE ARE THINGS THAT WE MIGHT WANT TO
7 ORDER, AND WE WANT TO GET THEM ON THE MENU, AND THAT FEELS
8 MUCH LESS DAUNTING, AND, ALSO, POTENTIALLY PUTS OFF SOME OF
9 THE HARDER DISCUSSIONS, WHICH WE ACTUALLY DO HAVE MORE TIME
10 FOR. I DON'T KNOW IF THAT'S COMFORTING AT ALL, BUT THAT WAS MY
11 EPIPHANY THAT I HAD. THANK YOU FOR HAD THING MO SHARE IT.

12

13 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. SO JUST GOING BACK
14 TO THE QUEUE. MAYOR LEE, DIRECTOR ECKLUND, DIRECTOR FIFE, AND
15 THEN PERHAPS IT'S DIRECTOR BELTRAN IN SAN JOSE.

16

17 **BARBARA LEE:** OKAY YEAH THANK YOU VERY MUCH. AND LET ME JUST
18 SAVE -- SAY, DANIEL THANK YOU VERY MUCH FOR THE PRESENTATION
19 IT'S KIND OF NICE TO BE ON THE FRONT END OF SOMETHING FOR A
20 CHANGE SECONDLY YOU MENTIONED THE STAKEHOLDER ENGAGEMENT BROAD
21 BASED INVOLVEMENT YOU ALSO MENTIONED TERMINOLOGY YOU WEREN'T
22 SURE ABOUT I THINK YOU DID QUITE WELL YOU USED INTENTIONALITY
23 AND INTERSECTIONALITY I DIDN'T HEAR YOU SAY EQUITY THOUGH SO I
24 THINK ABOUT EQUITY IN THIS OVERALL APPROACH ON STAKEHOLDER
25 ENGAGEMENT BUT ALSO IN TERMS OF ARE INTENTIONALITY I'M NOT



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1 SURE HOW THE ROADMAP IS, SORT OF, DEVELOPED BASED ON
2 INTENTIONALITY FOR EXAMPLE, WITH REGARD TO HOUSING OF COURSE
3 WE HAVE TO LOOK AT DISABILITY ORGANIZATIONS, INDIVIDUALS
4 LGBTQIA+ WOMEN PEOPLE VERY LOW-INCOME, LOW-INCOME YOU KNOW SO
5 THERE IS A BROAD RANGE OF PEOPLE AND STAKEHOLDERS THAT MUST BE
6 INCLUDED IN THIS SO I'M NOT SURE HOW THE INTENTIONALITY IS
7 BUILT INTO THIS RATHER THAN JUST PUTTING OUT BROAD CATEGORIES
8 AND SAY WE WANT EVERYBODY TO COME WEIGH IN.

9

10 **DANIEL SAVER:** I CAN QUICKLY RESPOND CAROLE MENTIONED A
11 STAKEHOLDER COMMITTEE AS LIKE ONE OF THE THINGS THAT NEEDS TO
12 BE PUT FORWARD SO ACTUALLY THINKING ABOUT THE COMPOSITION OF
13 THAT IS SOMETHING THAT CO-CHAIRS ARE WORKING HARD AT THAT'S
14 NOT ONLY PLACE WHERE WE'RE GOING SEE REPRESENTATION AMONG SOME
15 OF THE GROUPS THAT YOU TALKED ABOUT. BUT IT'S ONE PLACE WHERE
16 THAT TYPE OF REPRESENTATION I KNOW IS FRONT OF MIND FOR THE
17 CO-CHAIRS.

18

19 **BARBARA LEE:** CAN WE SEE A DRAFT BEFORE IT'S FULLY DEVELOPED SO
20 WE CAN HAVE OR AT LEAST PRESENT FEEDBACK. WHAT'S THE REVIEW
21 PROCESS?

22

23 **DANIEL SAVER:** THIS KEY PIECE IS ACTUALLY HAVING AT THE TABLE
24 SOMEWHAT EXTERNAL INDEPENDENT. KIND OF LED BY CO-CHAIRS. SO I
25 THINK IN ORDER FOR THEM TO HAVE THEM OWN THAT. ONCE WE HAVE



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1 THAT LIST, WE'LL SHARE WITH Y'ALL AT FUTURE TOUCH POINTS
2 COMING BACK TO YOU. IF THERE ARE GAPS THAT YOU'RE ALL
3 IDENTIFYING, THERE IS STILL THAT BIG BAR AT THE BOTTOM OF KIND
4 OF WHAT ARE THE OTHER WAYS THAT WE NEED TO MAKE SURE WE'RE
5 OUTREACHING, NOT JUST TO LOCAL GOVERNMENTS BUT OTHERS AS WELL,
6 AND I THINK THAT THERE IS STILL ROOM FOR US TO COVER ANY GAPS
7 THAT Y'ALL HELP US IDENTIFY.

8

9 **BARBARA LEE:** OKAY. AS LONG AS THAT'S BUILT INTO THE PROCESS.
10 THANK YOU VERY MUCH.

11

12 **CHAIR, CARLOS ROMERO, ABAG HC:** WE HAVE HEARD YOU SPEAK TWICE
13 ON THAT ISSUE, AND I UNDERSTAND IT'S VERY IMPORTANT TO YOU, AS
14 WELL AS TO ME; SO THANK YOU FOR BRINGING IT UP. LET'S MOVE TO
15 DIRECTOR ECKLUND.

16

17 **PAT ECKLUND:** THANK YOU VERY MUCH. GREAT PRESENTATION. IT'S
18 EXCITING. AND I'M REALLY EXCITED ABOUT IT. BUT I DO HAVE SOME
19 CONCERNS. FIRST OF ALL PAGE 12 COUNTIES MAYORS CONFERENCES,
20 ALWAYS, IN MY OPINION. AS PAST PRESIDENT OF THE LEAGUE YOU
21 NEED TO SAY MAYORS AND COUNCIL MEMBERS CONFERENCES BECAUSE
22 MOST OF THE CITIES AROUND IN THE BAY AREA DO NOT HAVE DIRECTLY
23 ELECTED MAYORS. VERY FEW OF THE CITIES DO. SO, YOU NEED TO
24 INCLUDE COLONEL MEMBERS. BECAUSE THEY'RE NOT GOING TO FEEL
25 INVOLVED OTHERWISE. SECONDLY, IS THAT WHO ARE THE KEY



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1 STAKEHOLDERS FROM COMMITTEE MEMBERS, CONSTITUENTS, I HAVEN'T
2 HEARD ANYTHING TUCK ABOUT THE PEOPLE WHO ARE ACTUALLY
3 CONSTRUCTING HOUSING, THE NON-PROFITS FOR EXAMPLE, THINK WE
4 NEED TO GET THEM ENGAGED AS WELL AND WE HAVE SEVERAL IN MARIN
5 THAT WE CAN DEFINITELY GET YOU CONNECTED TO. I WOULD LOVE TO
6 FOCUS A LITTLE BIT ON PAGE EIGHT. I REALLY APPRECIATE THE
7 INVOLVEMENT OF THESE KEY EXTERNAL STAKEHOLDER CO-CHAIRS. MY
8 CONCERN IS THAT I DON'T -- I DON'T KNOW THEIR LEVEL OF TRUST
9 WITH CITIES AND COUNTIES. AND YOU'RE GOING TO NEED CITIES AND
10 COUNTY SUPPORT IN ORDER TO MAKE THIS MEASURE SUCCESSFUL. AND
11 YOU CAN GET ALL OF THIS -- THE -- THOSE STAKE -- THESE CO-
12 CHAIRS NETWORK ENGAGED BUT UNLESS YOU HAVE CITIES AND
13 COUNTIES, YOU'RE NOT GOING TO -- WE'RE NOT GOING TO PASS THIS
14 MEASURE, IN MY OPINION. AND SO THIS IS WHAT MAKES ME A LITTLE
15 BIT MORE CONCERNED IS THAT THIS CO-CHAIRS NOT KNOWING THEIR
16 SENTIMENT TO CITIES AND CANYON, THE REVENUE DISTRIBUTION, I
17 BELIEVE THAT WE NEED TO HAVE SOMEWHERE DIRECTLY FUNDED CITIES
18 AND COUNTIES AS PART OF THIS REVENUE DISTRIBUTION. IF WE DON'T
19 HAVE DIRECT, I THINK IT'S GOING TO BE A LITTLE BIT MORE
20 DIFFICULT FOR CITIES AND COUNTY TO SUPPORT IT. AND ELIGIBLE
21 USES, I WOULD LIKE TO REALLY SEE SOME EXPANSION OF
22 HOMELESSNESS, NOT JUST PREVENTION. BUT WE REALLY NEED TO FIND
23 AN OPPORTUNITY TO HELP THOSE THAT ARE HOMELESS WHO ARE
24 ACTUALLY BE IN A PHYSICAL SPACE WHERE THEY CAN BE PROTECTED.
25 SO, THOSE ARE THE COMMENTS ON THAT. IN TERMS OF MARIN COUNTY,



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1 I THINK COMING TO MCC MEETINGS, MARIN COUNTY MAYORS AND
2 COUNCIL MEMBERS, ORGANIZE THAT ALONG WITH SUPERVISOR
3 STEPHANIE, AND I HAVE SOME OTHER COMMENTS. BUT IN THE INTEREST
4 OF TIME, I'LL TALK TO YOU DIRECTLY ABOUT SOME OF MY OTHER
5 CONCERNS, AND THANK YOU. YOUR DOING A GREAT JOB. REALLY
6 APPRECIATE THAT.

7

8 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. DIRECTOR FIFE, YOU
9 HAD YOUR HAND UP.

10

11 **CARROLL FIFE:** THANK YOU. AND I ALSO WANT TO COMMEND STAFF ON
12 THE VERY THOROUGH REPORT. I WAS ENGAGED IN THE CASA COMPACT
13 PROCESS WAY BACK IN 2017, AND I THINK MOVING FORWARD IT'S
14 GOING TO BE IMPORTANT WE'RE REALLY CLEAR ON STAKEHOLDERS. I'M
15 A LITTLE CONFUSED SO I WOULD LIKE SOME CLARITY ON HOW ARE WE
16 DEFINING STAKEHOLDER. AND I ALSO WANT TO JUST SHARE IN
17 COMMISSIONER ECKLUND'S COMMENTARY ON ENSURING THAT THE
18 OUTREACH AND THE STAKEHOLDER PROCESS INCLUDES COUNCIL, IN
19 ADDITION TO MAYORS. BUZZ OF THE DIFFERENT FORMALIZES ACROSS
20 THE REGION. SO, MY TWO QUESTIONS ARE HOW ARE WE CLEARLY
21 DEFINING WHO IS A STAKEHOLDER. BECAUSE IF IT'S PHILANTHROPY
22 AND DEVELOPERS, THEN THERE IS -- THERE IS SOME NEED THAT NEED
23 TO BE FILLED THERE. AND THEN IN ADDITION, I WANT TO UNDERSTAND
24 HOW WE ARE GETTING INFORMATION TO THIS BODY REACH OUT TO
25 INDIVIDUALS BECAUSE IT WOULD SEEM THAT WITH THE LESSONS



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1 LEARNED FROM OUR PREVIOUS PROCESS THAT THERE ARE KEY GROUPS
2 THAT NEED TO BE PART OF THE CONVERSATION AND AT LEAST ONE OF
3 THE CO-CHAIRS THERE IS SOME CHALLENGES, SOME CONTROVERSY
4 THAT'S HAPPENING IN MY CITY, AND I WANT TO MAKE SURE THAT
5 BEFORE WE MOVE FORWARD PUBLICLY THAT, WE'RE ABLE TO CLEAR UP
6 SOME OF THOSE CHALLENGES, AND I CAN SPEAK OFFLINE TO FOLKS
7 ABOUT WHAT I'M EXPERIENCING IN MY DISTRICT, IF THAT'S
8 NECESSARY.

9

10 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU.

11

12 **SPEAKER:** EXCUSE ME. WE HAVE LOST QUORUM FOR THE BAHFA
13 OVERSIGHT COMMITTEE ABAG HOUSING WE'RE GOOD. BUT IF THERE IS
14 ANY MEMBERS OF BAHFA OVERSIGHT COMMITTEE STILL HERE, IT'S OKAY
15 TO ASK SPECIFIC QUESTIONS ABOUT STAFF BUT NOT TO ENGAGE IN
16 KIND OF SUBSTANTIVE QUESTIONS ANYMORE. BECAUSE WE'RE DOWN.

17

18 **CHAIR, CARLOS ROMERO, ABAG HC:** THIS IS FOR THE BAHFA MEMBERS.

19

20 **SPEAKER:** JUST FOR THE BAHFA.

21

22 **VICTORIA FLEMING:** THROUGH THE CHAIR, CAN WE ENUMERATE WHO THAT
23 IS?

24

25 **SPEAKER:** WHO HAS LEFT HERE.



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1

2 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** CAN THEY PROVIDE SUBSTANTIVE
3 COMMENTS -- SORRY, THROUGH THE CHAIR, NOT JUST ASK QUESTIONS.

4

5 **SPEAKER:** NOT ENGAGE IN DISCUSSIONS WITH THE OTHER --

6

7 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** I ASKED A QUESTION MAY THEY
8 PROVIDE SUBSTANTIVE COMMENTS?

9

10 **SPEAKER:** NOT AT THIS POINT.

11

12 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** THANK YOU FOR THAT
13 CLARIFICATION.

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** OKAY. WE'RE GOING TO MOVE TO
16 SAN JOSE. BUT BEFORE WE DO I JUST -- CLEARLY THERE IS A LOT OF
17 WORK, AS SUPERVISOR MILEY SAID, BETWEEN NOW AND OCTOBER. IT'S
18 ONE OF THE REASONS WE HAVE THAT JAM-PACKED MEETING. SO, THANK
19 YOU ALL FOR STICKING AROUND. THOSE WHO ARE HERE -- WHO ARE
20 HERE, OR WHO HAVE BEEN ABLE TO STAY, I KNOW WE'LL PROBABLY
21 HAVE SIMILAR MEETINGS IN THE FUTURE. AGAIN THERE IS A LOT TO GET
22 DONE WITHIN THE NEXT SIX MONTHS AND WE HAVE TO MAKE SURE WE
23 CAN CERTAINLY VET AND GET EVERYBODY'S OPINIONS ON RECORD. SO,
24 WITH THAT, LET'S MOVE TO --

25



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1 **SPEAKER:** I WOULD LIKE AN ANSWER TO MY QUESTION IN AROUND HOW
2 IS STAKEHOLDER DEFINED, WHO ARE WE REFERENCING IS IT
3 PHILANTHROPY, IS IT DEVELOPERS ARE THEY CONSTITUENCIES OUR
4 LOCAL CITIES AND COUNTIES. I WOULD LIKE AN EXPLICIT DEFINITION
5 OF STAKEHOLDER AND HOW WE ADDRESS ISSUES THAT WE'RE
6 EXPERIENCING IN OUR LOCAL JURISDICTIONS WITH THE CO-CHAIRS.

7

8 **CHAIR, CARLOS ROMERO, ABAG HC:** DIRECTOR FIFE, MY APOLOGIES FOR
9 PERHAPS OVERLOOKING THAT QUESTION. DANIEL?

10

11 **DANIEL SAVER:** WE DO NOT CURRENTLY HAVE A STRICT DEFINITION OF
12 STAKEHOLDER SO YOUR QUESTION IS WELL TAKEN I THINK WE WOULD
13 WANT TO WORK ON THAT AND GATE BACK TO YOU. BROADLY SPEAKING
14 STAFF ARE THINKING OF STAKEHOLDERS BROADLY WE'RE NOT THINKING
15 OF DEFINING STAKEHOLDER NARROWLY AS ONLY PHILANTHROPY OR ONLY
16 PHILANTHROPY AND DEVELOPERS BUT REALLY STAKEHOLDER AS YOU KNOW
17 ANYONE WITH A STAKE IN THIS COLLECTIVE WORK. I THINK THE
18 CHALLENGE IS WITH A BROAD DEFINITION HOW DO WE MAKE SURE THAT
19 VOICES ARE INCLUDED IN A MEANINGFUL WAY WHILE ACKNOWLEDGING
20 THAT THE PROCESS NEEDS TO MOVE SWIFTLY AND I'M HAPPY TO FOLLOW
21 UP SPECIFICALLY ON THAT AND THEN ALSO HAPPY TO FOLLOW UP
22 SPECIFICALLY WITH YOUR COUNCIL MEMBER ABOUT THE ISSUE IN YOUR
23 DISTRICT THAT YOU'RE REFERENCING.

24

25 **CARROLL FIFE:** THANK YOU.



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1

2 **CHAIR, CARLOS ROMERO, ABAG HC:** DIRECTOR FIVE YOU'RE FINE WITH
3 THE ANSWER FOR NOW AND YOU WILL LOOP BACK WITH THEM?

4

5 **CARROLL FIFE:** YES. THANK YOU.

6

7 **CHAIR, CARLOS ROMERO, ABAG HC:** LET'S MOVE TO SAN JOSE DIRECTOR
8 BELTRAN OR WHO?

9

10 **PAMELA CAMPOS:** I'M SORRY I'LL START JUST BE QUICK JUST THANK
11 YOU AGAIN TO STAFF FOR THE PREVIOUS PRESENTATION AND FOR THIS
12 ONE I APPRECIATE STAFF BEING RECEPTIVE TO BRINGING KEY
13 PARTNERS TO THE TABLE SO THAT WE CAN HAVE STRONGER
14 CONVERSATION. I HEARD THE TERM SHARED POWER AND I THINK THAT'S
15 A STRATEGY I'M SUPPORTIVE OF. I'M SUPPORTIVE OF THE PROFIT
16 PREVIOUS COMMENT ABOUT STAKEHOLDERS IS AN IMPORTANT ONE. AND
17 WHILE WE'RE HAPPY TO HAVE CONVERSATIONS WITH STAKEHOLDERS IT'S
18 IMPORTANT THAT WE DON'T FORGET ABOUT VOTERS PEOPLE WHO MAYBE
19 AREN'T PLUGGED INTO COMMUNITY GROUPS BECAUSE ONE OF THE
20 GUIDING PRINCIPLES AND QUESTIONS FOR US TO CONSIDER IN TERMS
21 OF HOW THIS CAN BE PASSABLE THINKING ABOUT REGIONALISM WHAT
22 DOES SHARED LANGUAGE LOOK LIKE REFLECTING ON THE COMMENTS OF
23 DIRECTOR ECKLUND ABOUT THE NUANCE DEFINING SOMETHING LIKE
24 HOMELESSNESS PREVENTION IS A REALITY FOR OUR VOTERS. THEY'RE
25 BEING ASKED TO VOTE FOR MORE DOLLARS FOR HOUSING AT SOME POINT



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1 HOW ARE WE TAKING THIS TIME TO EDUCATE OUR COMMUNITY ABOUT HOW
2 THE GOVERNMENT IS UTILIZING THOSE DOLLARS. WHEN WE PASS
3 DOLLARS FOR TRANSIT, TRANSIT PROJECTS GET THOSE, YOU KNOW,
4 THIS IS YOUR SB\$1 AT WORK AND FOR THOSE OF US WHO WENT TO
5 VIENNA WE HAVE SEEN THAT MODEL IMPLEMENTED WITH PLACARDS ON
6 BUILDINGS SO WHETHER THIS IS SOMETHING THAT WE CAN DO WITH A
7 PHYSICAL OR DIGITAL COMMUNICATIONS CAMPAIGN IT'S IMPORTANT WE
8 THINK ABOUT THIS BECAUSE HOUSING FOR MANY PEOPLE MEANS CHANGES
9 IN THEIR COMMUNITY, CHANGES COME WITH VERY REAL AND POTENTIAL
10 CONCERNS WHETHER IT'S PARKING, DENSITY, OPEN SPACE, AND I
11 DON'T WANT TO OVERLOOK THE IMPACT OF HAVING SOME KIND OF
12 NARRATIVE OR SHARED MESSAGING CAMPAIGN THAT WE CAN ALL START
13 TO THINK ABOUT AND INCORPORATE LOCALLY, SO COMMUNITY MEMBERS
14 APART CAUGHT OFF GUARD AND WITHOUT THE RIGHT INFORMATION MAKE
15 VERY IMPORTANT DECISIONS IN THE NEAR FUTURE. SO, THOSE ARE MY
16 COMMENTS.

17

18 **YVONNE MARTINEZ-BELTRAN:** THANK YOU. I WANTED TO, AS FAR AS
19 EVERYONE TALKING ABOUT DOING OUTREACH, SECOND, I THINK IT WAS
20 MAYOR EKLUND'S COMMENT ON INCLUDING YOUR COUNCIL MEMBERS. I
21 THINK THAT'S REALLY IMPORTANT. I WOULD ENCOURAGE US TO USE CAL
22 CITIES. BECAUSE CAL CITIES INCORPORATES MAYORS AND COUNCIL
23 MEMBERS, EVERYONE ALIKE THAT ARE ELECTED OFFICIALS FOR THE
24 CITIES THROUGHOUT THE STATE. WE HAVE, I WOULD SAY, CAL CITY'S
25 PENINSULA DIVISION IS SAN MATEO COUNTY AND SANTA CLARA COUNTY.



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1 AND I THINK THAT WOULD BE OUR FIRST START. I HAPPEN TO SIT ON
2 THAT EXECUTIVE BOARD AND WE HAVE REPRESENTATION FROM BOTH OF
3 THOSE COUNTIES AND ALL OF THE CITIES. EVERY YEAR WE HAVE
4 SOMETHING CALLED OUR LEGISLATIVE OUTLOOK THAT WE HAVE DONE FOR
5 THE PAST THREE YEARS. WE HAVE GREAT ATTENDANCE FROM ALL THE
6 DIFFERENT CITIES THAT COME TO THAT FROM THE TWO CANDIDATES. WE
7 WILL HAVE ON THE BOARD FOR CAL CITIES WE WILL HAVE NOT ONLY
8 OUR ANNUAL CONFERENCE I 99ING SEPTEMBER WOULD BE A GREAT PLACE
9 DO THIS LIKE AS WELL AS THE JANUARY, THERE IS ALSO A
10 CONFERENCE ALL COLONEL MEMBERS AND MAYORS ARE LEADED IN THAT
11 THERE IS CAL CITIES AGAIN IT'S JUST MAYORS REALLY TYPICALLY
12 USUALLY MAYORS SO JUST REMEMBERING THAT WE HAVE TO GET 3 TO 5
13 VOTES IN ORDER TO, HOPEFULLY, GET CITY RESOLUTIONS THROUGHOUT
14 BOTH COUNTIES, SO THAT WE CAN GET THAT SUPPORT. YOU'RE GOING
15 TO NEED TO DIG FURTHER INTO THOSE LOCAL MUNICIPALITIES P THEN
16 ONE OF MY QUESTIONS WAS AND I CAN FOLLOW UP WITH STAFF ON THIS
17 I WAS WONDERING WHAT WAS THE PERCENTAGE WAS THERE PERCENTAGE
18 FOR PRODUCTION PRESERVATION AND PROTECTION WAS ANY OF THAT
19 INCLUDED IN THE OTHER? THAT'S THE QUESTION. THEN
20 INTENTIONALITY, IF YOU CAN'T, I UNDERSTAND THE NEED TO HAVE
21 EXTERNAL COMMITTEE MAYBE SIT WITH THAT FIRST THEN PUT OUT
22 COULD WE PERHAPS HAVE A GROUP SHE SUGGESTED MAYBE ADD TO THAT
23 FARM WORKER HOUSING, FOSTER CARE YOUTH HOUSING HOMELESSNESS I
24 THINK IT'S IMPORTANT IF WE CAN PUT FORWARD A SUGGESTION LIST
25 THEM THAT THEY COULD MAYBE THEN CONSIDER THEN ALSO WANTED TO



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1 KNOW HOW ARE WE USING WHERE ARE WE TYING UP WITH THE RHNA
2 GOALS IF YOU HAVE COMMUNITIES THAT ARE MISSING THEIR LOW, VERY
3 LOW RHNA GOALS WILL THERE BE ANY KIND OF PRESCRIPTION IN THE
4 ALLOCATION TO LOOK OR ENCOURAGEMENT TO MEET THOSE GOALS? AND
5 THEN ALSO TRYING TO FOCUS ON WORKFORCE HOUSING BEGAN TO TRY
6 AND GET THAT BUSINESS FACTOR IN. THANK YOU.

7

8 **CHAIR, CARLOS ROMERO, ABAG HC:** THERE WERE A COUPLE QUESTIONS
9 IN THERE.

10

11 **YVONNE MARTINEZ-BELTRAN:** TWO QUESTIONS YES.

12

13 **DANIEL SAVER:** ONE I GOT A VERY QUICK ANSWER THREE P'S BREAK
14 DOWN BETWEEN PRODUCTION PRESERVATION AND PROTECTIONS. SO IN
15 THE STATUTE THERE IS MINIMUM REQUIRED ALLOCATIONS FOR EACH OF
16 THOSE THREE. 52% FOR PRODUCTION, 15% FOR PRESERVATION AND AT
17 LEAST 5% FOR PROTECTIONS. SO THAT'S THE QUICK ANSWER OF WHAT'S
18 IN THE STATUTE. THEN ON THE TIED TO RHNA GOALS, THAT LAST
19 QUESTION, I THINK THAT'S -- THAT'S A WORTHWHILE POLICY
20 DISCUSSION. I WILL NOTE THAT IN THE STATUTE RIGHT NOW IT DOES
21 -- THERE IS SOME LANGUAGE ABOUT PRIORITIZING THE COUNTY'S
22 FUNDS TO MEET THEIR RHNA GOALS. THAT'S -- THAT -- IT'S THE
23 WORD "PRIORITIZE." SO WE TALK ABOUT THIS A LOT IN THE REGIONAL
24 MEASURE FOUR CONTEXT YOU KNOW THAT'S THE WORD IN THE STATUTE
25 HOW DOES THAT INTERPRET WHAT DOES THAT MEAN YOU KNOW I THINK



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1 THERE IS A LOT OF SPACE THERE SO JUST TO MAIM THAT, THAT'S NOT
2 FULLY RESOLVED.

3

4 **YVONNE MARTINEZ-BELTRAN:** IN THE STATUTE IT'S WRITTEN TOWARD
5 BUILDING 80% AMI WE REALLY WANT TO DIG INTO SOME OF THOSE
6 OTHERS. THANK YOU SOME OF THOSE OTHERS THANK YOU VERY MUCH AND
7 STAFF FANTASTIC JOB THE CHALLENGE IS GRAND P.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. TO SAY THE LEAST.

10

11 **NIKKI FORTUNATO-BAS:** THANK YOU. I FOUND THE PRESENTATION
12 AROUND THE STAKEHOLDER PROCESS IS THOUGHTFUL AND APPRECIATE
13 IT. IT'S REALLY HELPFUL TO HEAR OVER AND OVER AGAIN SOME
14 THINGS ALREADY SAID WHICH IS WE'RE NOT STARTING FROM SCRATCH
15 AND I DO APPRECIATE COMMISSIONER SCHAFF, YOUR ANALOGY, BECAUSE
16 THAT SIX MONTH TIMELINE BETWEEN NOW AND OCTOBER, THE GOAL IS
17 REALLY ABOUT FIGURING OUT WHAT WE NEED TO TAKE TO THE STATE
18 LEGISLATURE. SO IF WE CAN HONE IN ON WHAT'S OUTSIDE THAT
19 LEGISLATIVE FRAMEWORK, I THINK THAT WILL HELP US FEEL A LITTLE
20 LESS PRESSURE ABOUT WHAT WE NEED TO ACCOMPLISH BETWEEN NOW AND
21 THE FALL AND WHAT WE HAVE A LITTLE BIT MORE TIME TO ACCOMPLISH
22 IN TERMS OF THE ACTUAL BALLOT MEASURE THAT WE CAN PUT FORWARD.
23 AND IN TERMS OF YOUR QUESTIONS, I AM HAPPY TO THINK ABOUT
24 STAKEHOLDERS AND THE PRINCIPLES AND JUST LET US KNOW IF THAT
25 SHOULD GO TO YOU DANIEL OR SOMEONE ELSE AND ALSO HAPPY TO



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1 ACCOMPANY STAFF AND HELP PARTICIPATE IN THIS PROCESS. THANK
2 YOU.

3

4 **CHAIR, CARLOS ROMERO, ABAG HC:** DIRECTOR MOTOYAMA.

5

6 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** THANK YOU FOR THE
7 PRESENTATION IT'S VERY DEPOSITION AND A LOT OF THINKING HAS
8 CLEARLY GONE INTO IT. I KIND OF HAVE A 30,00-FOOT QUESTION AND
9 I JUST REALIZED I DIDN'T KNOW WHAT THE ANSWER WAS WHILE
10 EVERYONE WAS SPEAKING AND PRESENTING. WHAT IS THE CHARGE OF
11 THE STAKEHOLDER GROUP NOW? YOU KNOW, IN MY MIND, STAKEHOLDER
12 ALWAYS MEANT, THEY'RE THE PEOPLE WHO ARE GOING TO CONVINC
13 VOTERS AT THE END OF IT, BUT THIS IS CLEARLY DIFFERENT. SO, IS
14 THE CHARGE OF THIS STAKEHOLDER GROUP STRICTLY TO GIVE US
15 FEEDBACK ABOUT LEGISLATION? OR IS IT SOMETHING THAT'S GOING TO
16 GROW AND KIND OF HAVE AS THEIR GOAL PASSING THIS MEASURE AT
17 THE END OF THE DAY?

18

19 **DANIEL SAVER:** YEAH, I APPRECIATE THAT. SO, AS OF RIGHT NOW,
20 AND THESE ARE KIND OF CONVERSATIONS THAT WE'RE HAVING, I
21 APPRECIATE SOME OF THE OTHER MEMBERS COMMENTS AND THE ANALOGY
22 ABOUT THE MENU [LAUGHTER] . IN PHASE ONE THE FOCUS IS REALLY
23 TO PROVIDE FEEDBACK ON THE POLICY ISSUES THAT CAN LEAD TO A
24 POLICY FRAMEWORK THAT SPECIFICALLY RELATES TO LEGISLATIVE
25 CHANGES THAT WE NEED IN PHASE TWO. AND, SO THAT'S THE CURRENT



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1 KIND OF LEVEL OF DISCUSSION THAT WE'RE HAVING. IT MAY EVOLVE
2 IN SOME OTHER DIRECTION AT A LATER PHASE. BUT RIGHT NOW, WE'RE
3 TRYING TO FOCUS, ARE YOU KNOW, ON -- THERE IS ENOUGH TO DO
4 JUST THERE. [LAUGHTER] YOU KNOW, SO MAKE SURE THAT WE'RE
5 FOCUSED ON THAT. AND THEN THAT -- I'LL LEAVE IT AT THAT.

6

7 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** THANK YOU.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** THAT HELPED. I'M GOING TO GO TO
10 THE PUBLIC THEN I'LL HAVE THE FINAL WORDS BASED THINK THAT
11 PEOPLE MAY WANT TO SPEAK ON THIS ITEM.

12

13 **BOARD CLERK:** ON THIS ITEM THERE WERE NO WRITTEN COMMENTS
14 RECEIVED THERE IS ONE MEMBER OF THE PUBLIC IN THE BOARDROOM
15 ONE IN THE ATTENDEE SPACE NONE AT THE TELECONFERENCE
16 LOCATIONS. HOW MUCH TIME WOULD YOU LIKE TO PROVIDE?

17

18 **CHAIR, CARLOS ROMERO, ABAG HC:** TWO MINUTES.

19

20 **BOARD CLERK:** GITA RAO IN THE BOARDROOM FOR TWO MINUTES.

21

22 **SPEAKER:** HI I'M GITA RADIO I'M WITH ENTERPRISE COMMUNITY
23 PARTNERS IT'S GREAT TO BE HERE AND IT'S BEEN SO NICE TO HEAR
24 THIS INCREDIBLE RICH COORDINATION AND SUCH INTEREST IN MAKING
25 SURE WE'RE MOVING THIS WORK FORWARD. SO ENTERPRISE WE WERE ONE



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1 OF THE MAIN ARCHITECTS OF BAHFA WILL YOU CAN BLAME ME FOR IT
2 THE VERY COMPLICATED POWERPOINT THAT HEATHER PUT TOGETHER AND
3 WE REALLY VERY MUCH REMAIN COMMITTED TO DEDICATING A SOURCE OF
4 FUNDING FOR AFFORDABLE HOUSING AT THE REGION. AND HERE'S
5 BRINGING ME HOPE IS SINCE RM4 WE WENT ON A LISTENING TOUR WITH
6 OVER 50 ORGANIZATIONS AND THAT COMMITMENT TO A REGIONAL FUND
7 REGIONAL SOURCE FOR HOUSING IT'S REALLY STRONG AND PEOPLE
8 ACTUALLY WANT SOMETHING POSITIVE TO WORK ON YOU KNOW WE'RE
9 DEALING WITH A LOT OF WHAT'S HAPPENING AT THE FEDERAL LEVEL
10 WITH CUTS AND IT'S BEEN ON THE DEFENSIVE AND SO THIS PRESENTS
11 INCREDIBLE OPPORTUNITY FOR ALL ELECTS HERE TO BE TO BE THOSE
12 LEADERS WE ALSO HEARD THE NEED FOR CLEAR TRANSPARENT PROCESS
13 FOR THE LEGISLATION IN THE MEASURE SO THIS STAKEHOLDER PROCESS
14 THAT'S THE EXACT STEP AND OUR ROLE ENTERPRISE'S ROLE ALONG
15 WITH ALL HOME TO BE THE CONVENORS AND SUPPORT THESE CO-CHAIRS
16 AND I'M HEARING SO MUCH ABOUT WHO ARE THESE STAKEHOLDERS AND
17 I'M HEARING THERE AND I WILL DEFINITELY BRING THIS BACK TO THE
18 TABLE AND ENSURE THAT WE ARE WORKING CLOSELY WITH YOU TO MAKE
19 SURE THAT THESE STAKEHOLDERS ARE ENGAGED AND THAT THEY
20 REPRESENT OUR COMMON GOAL AND I HAVE HEARD A LOT ABOUT EQUITY
21 THAT'S EXACTLY WHY WE'RE DOING THIS. SO JUST A COUPLE OF
22 THINGS WE NEED FROM YOU IS JUST HOLD THE REGIONAL PERSPECTIVE
23 AS LEADERS IT'S REALLY IMPORTANT RIGHT NOW AND TO SUPPORT THE
24 STAFF THEY'RE DOING A GREAT JOB BEING THESE BRIDGE BUILDERS TO
25 THE EXTERNAL PROCESS AND WE WILL FRAME STEADFAST PARTNERS WITH



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1 YOU IN THE YEARS TO COME. THANK YOU.

2

3 **BOARD CLERK:** OUR NEXT SPEAKER AMANDA CHIANG GO AHEAD AND
4 UNMUTE YOURSELF YOU HAVE TWO MINUTES.

5

6 **SPEAKER:** GOOD AFTERNOON MY NAME IS AMANDA CHIANG I'M A STAFF
7 MEMBER AT URBAN HABITAT AND JUST A BIG THANK YOU TO STAFF AND
8 THE HOUSING COMMITTEE AND OVERSIGHT COMMITTEE FOR LOOKING INTO
9 THE STAKEHOLDER ENGAGEMENT PROCESS TODAY. WE AT URBAN HABITATS
10 ARE REALLY EXCITED ABOUT THIS PROCESS AND THE AMOUNT OF WORK
11 STAFF ARE PUTTING INTO THIS AND WE HAVE BEEN DOING SOME
12 OUTREACH OURSELVES WE WORK IN THE NINE COUNTY BAY AREA YOU
13 KNOW LETTING PEOPLE KNOW ABOUT THIS IMPORTANT PROCESS. WE HAVE
14 DONE OUTREACH TO GROUPS IN ALL THE THREE P'S, BUT ALSO
15 SPECIFIC LEAVE TO PROTECTION AND PRESERVATION GROUPS. AND
16 SINCE THIS TIME AROUND IS MOST LIKELY THAT WHATEVER MOVES
17 FORWARD WILL NOT BE A BOND. PROTECTION GROUPS ARE REALLY
18 EXCITED ABOUT THE POSSIBILITY OF MORE DOORS BEING OPENED OF
19 WHAT CAN BE DONE IN THE PROTECTION REALM SO JUST WANT TO MIGHT
20 TO MAKE SURE FOLKS IN THAT SPACE ARE BEING BROUGHT INTO THE
21 CONVERSATION YOU KNOW THESE GROUPS THAT HAVE BEEN INVOLVED
22 WITH BAHFA FOR A REALLY LONG TIME SINCE INCEPTION, BAHFA WAS
23 CREATED TO SERVE LOW-INCOME COMMUNITIES SPECIFICALLY TO
24 PROVIDE HOUSING FOR THEM WITH REGIONAL LENS AND ALSO TO REMIND
25 STAFF AND THE COMMITTEE TO REMEMBER THE EQUITY FRAMEWORK AS



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1 PARTLY OF THE BUSINESS PLAN TO MAKE SURE THAT WHATEVER PROCESS
2 YOU KNOW HOWEVER THIS MOVES FORWARD HOWEVER LONG IT TAKES YOU
3 KNOW GIVEN ALL THE POTENTIAL BARRIERS THAT THE EQUITY
4 FRAMEWORK IS REALLY CENTRAL TO THE WORK SO AGAIN THANK YOU FOR
5 ALL THE THOUGHT YOU HAVE PUT INTO THIS ALL THE WORK AND WE
6 HOPE TO CONTINUE WORK ALONGSIDE WITH ALL THE OTHER
7 STAKEHOLDERS WE HAVE BEEN IN COMMUNICATION WITH. THANK YOU.

8

9 **BOARD CLERK:** THERE ARE NO FURTHER PUBLIC COMMENTS.

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** IT'S 2:22 THIS IS ONE OF OUR
12 LONGER MEETINGS I'LL MAKE A COUPLE COMMENTS. NUMBER ONE WE'RE
13 NOW FULLY ENGAGED IN THIS PROCESS. [LAUGHTER] AND IT WON'T BE
14 EASY. BUT WE HAVE STAFF THAT'S VERY COMPETENT, AS WELL AS
15 MEMBERS OF BOTH BOARDS WHO ARE QUITE ENGAGED. ON THIS LAST
16 COMMENT WE JUST HEARD I WANTED TO MOVE ON THIS POTENTIAL
17 ANALOGY THAT WE MAY BE USING ABOUT, I GUESS, EATING. I DO
18 THINK THAT THE STAKEHOLDER PIECE IS VERY, VERY IMPORTANT,
19 GIVEN THAT I THINK MANY OF THOSE STAKEHOLDERS WOULD RATHER BE
20 AT THE TABLE THAN BE ON THE MENU. AND, SO, I THINK IT IS
21 CRITICALLY IMPORTANT, AS DIRECTOR LEE HAS MENTIONED, AND I
22 THINK DIRECTOR FORTUNATO BAS, AND I THINK AMANDA CHIANG AND
23 OTHERS, THAT WE MAKE SURE THAT STAKEHOLDER GROUP IS BROAD AND
24 THAT IS REPRESENTING CERTAINLY DEVELOPMENT INTEREST AS WELL AS
25 NON-PROFITS, BUT THE EQUITY COMMUNITY, THE HOMELESS COMMUNITY,



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1 WHAT HAVE YOU. BECAUSE IF WE DON'T GET THE BUY-IN -- I
2 SLIGHTLY DIFFER FROM ONE OF MY COLLEAGUES HERE -- IF WE DON'T
3 GET BUY-IN FROM A LARGE PERCENTAGE OF ORGANIZATIONS AND GROUPS
4 THAT ARE WORKING IN THE HOUSING AREA, WHETHER IT'S
5 HOMELESSNESS OR BUILDING AFFORDABLE HOUSING, OR BUILDING
6 MARKET RATE HOUSING OR LABOR ACTIVISTS, WHAT HAVE YOU, WE MOST
7 LIKELY WILL NOT BE SUCCESSFUL AND SO MAKING SURE THAT THAT
8 BODY IS, INDEED, EXPANSIVE ENOUGH TO INCLUDE THOSE VOICES, AND
9 THAT WE, OURSELVES, ARE INDEED DISCIPLINED ENOUGH TO LISTEN TO
10 THOSE VOICES AND INTEGRATE THAT INTO THE LEGISLATION AND WORK
11 THAT WE DO IN PHASE TWO. SO THANK YOU ALL FOR BEING SO PATIENT
12 BEING HERE UNTIL 2:20.

13

14 **SPEAKER:** CHAIR, IF I MAY, I WANT TO REQUEST --

15

16 **CARROLL FIFE:** -- THIS IS COMMISSION FIFE IN OAKLAND, TO GET A
17 LIST OF ALL THE POTENTIAL REVENUE GENERATING MEASURES THAT
18 WILL BE IN FRONT OF OUR CONSTITUENTS THIS YEAR AND MAYBE RANT
19 THAT HAVE PASSED, THAT WILL HELP ME KIND OF GET MY BRAIN
20 AROUND ALL OF THE WAYS THAT WE'RE ASKING OUR COPIES TO INVEST
21 IN SOMETHING, WHETHER -- WE HAVE HAD SALES TAX RECENTLY PASSED
22 WE ARE LOOKING AT ANOTHER REVENUE MEASURE IN OUR CITY AND I
23 KNOW THERE MUST BE CITIES AND COUNTIES THAT ARE DOING SIMILAR
24 WORK SO I WANT IF POSSIBLE FOR THAT INFORMATION TO COME TO THE
25 BODY SO WE HAVE A COMPREHENSIVE UNDERSTANDING OF WHAT WE'RE



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1 ASKING VOTERS TO COME OUT OF POCKET FOR.

2

3 **CHAIR, CARLOS ROMERO, ABAG HC:** CAN WE DO THAT?

4

5 **DANIEL SAVER:** YES, I GUESS, I APPRECIATE THAT POINT AND IT'S
6 WELL TAKEN. I'LL NOTE THAT WE HAVE GOT 109 LOCAL GOVERNMENTS.
7 SO DEPENDING ON THE TIME FRAME, IT MIGHT TAKE US A WHILE TO GO
8 THROUGH EACH ONE INDIVIDUALLY AND MAKE SURE WE'RE TRACKING
9 WHAT THOSE MEASURES ARE. I DO -- I FEEL THE SPIRIT OF THAT
10 QUESTION IS TRYING TO UNDERSTAND THE BROAD LANDSCAPE OF THE
11 TAX BURDEN THAT VOTERS ARE BEING ASKED TO CARRY AND MAKING
12 SURE WE'RE BEING MINDFUL OF THAT. WE'RE WORKING TO COMPILE
13 WHAT WE CAN ON THAT COUNCIL MEMBER JUST ACKNOWLEDGE THAT IT'S
14 A COMPLEX LANDSCAPE.

15

16 **CARROLL FIFE:** I COMPLETELY UNDERSTAND AND IF WE CAN MAYBE MAKE
17 THAT LIGHT WORK BY ASKING LOCAL JURISDICTIONS TO PROVIDE WHAT
18 THEY'RE AWARE OF SO THAT THE BURDEN ISN'T COMPLETELY ON STAFF
19 TO DO THAT. AND YOU'RE ABSOLUTELY CORRECT I'M TRYING TO GET AN
20 UNDERSTANDING OF THE BURDENS THAT EVERYONE IS POTENTIALLY
21 FEELING AND WANT TO INCORPORATE THAT INTO MY THINKING.

22

23 **CHAIR, CARLOS ROMERO, ABAG HC:** VICE CHAIR SCHAFF?

24

25 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** THANK YOU. IF I MAY MAKE A



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1 FRIENDLY SUGGESTION AND YOU KNOW I AM THE PATRON SAINT OF
2 TRYING TO PRESERVE STAFF TIME AND ENERGY. SO THIS IS CANNOT
3 WITH MY PREVIOUS REQUESTS. WE WILL KNOW WHAT'S ON THE BALLOT
4 RELATIVELY SOON, AND REMEMBER WE ARE TALKING ABOUT THE
5 POSSIBILITY OF A 2028, 2028 MEASURE. AND, SO, I WOULD ASK
6 RESPECTFULLY TO THE COMMISSIONER, WHETHER WE COULD JUST WAIT
7 UNTIL THE MEASURES ARE PUBLIC? WE WOULD REQUIRE NO STAFF TIME
8 TO COMPILE THEM BECAUSE THIS WOULD BE INFORMING SOMETHING THAT
9 WE'RE NOT CONTEMPLATING DOING UNTIL 2028. WOULD THAT BE
10 ACCEPTABLE?

11

12 **CARROLL FIFE:** WAS THAT TO ME COMMISSIONER SCHAFF?

13

14 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** YES.

15

16 **CARROLL FIFE:** SO THROUGH THE CHAIR, I TOTALLY RESPECT THAT. I
17 THINK TIMING, IT'S NOT OF THE ESSENCE RIGHT NOW. I WILL SAY
18 THAT OAKLAND IS A MAJOR VOICE IN THIS PROCESS AND WHAT I'M
19 CONSISTENTLY HEARING IS THAT WE'RE ALWAYS ASKING OUR RESIDENTS
20 TO COME OUT OF POCKET FOR SOMETHING. SO, THEY'RE NOT THINKING
21 OF, LIKE, ONE SNAPSHOT IN HISTORY. THEY'RE THINKING OF AT
22 LEAST THE LAST FEW YEARS WHERE WE HAVE COME AND ASKED THEM TO
23 PAY FOR SOMETHING AND I THINK THAT'S WHAT LED TO THE LACK OF
24 TRUST AND THE FATIGUE THAT VOTERS HAVE AROUND GOVERNMENT,
25 LOCAL, STATE, COUNTY AND FEDERAL, NOT TRUSTING US WITH THEIR



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1 TAX DOLLARS. AND, SO, I THINK THE SOONER WE GET IT IS
2 IMPORTANT. BECAUSE IT WILL FEED INTO A NARRATIVE STRATEGY THAT
3 I THINK IS GOING TO BE IMPORTANT. AND I WANT TO BE CLEAR, I AM
4 110% CHEERLEADER FOR THIS PROCESS. I WAS DEVASTATED WHEN WE
5 COULDN'T GET IT ON THE BALLOT RECENTLY. SO I'M JUST TRYING TO
6 TAKE INTO ACCOUNT LEARNING THE LESSONS FROM OUR PREVIOUS
7 EFFORTS TO BE THOUGHTFUL AND PROACTIVE ABOUT WHAT VOTERS ARE
8 EXPERIENCING RIGHT NOW. BECAUSE EVERY DOWNWARD PRESSURE FROM
9 THE FEDERAL LEVEL, GAS PRICES, EVERYTHING IS GOING TO FEED
10 INTO LEADING UP TO THIS PROCESS. I HOPE THAT ANSWERS YOUR
11 QUESTION. I'M COMPLETELY AMENABLE TO THE TIMING SO THAT IT
12 DOES RESPECT STAFF. THAT'S WHY I'M ASKING THE COMMISSIONERS TO
13 LET STAFF KNOW WHAT IS ON THE HORIZON, WHAT IS BEING
14 CONSIDERED, WHAT IS PASSED. I JUST WANT THIS TO BE TAKEN INTO
15 CONSIDERATION I'M NOT DICTATING WHAT THE TIMELINE IS.

16

17 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. IT LOOKS LIKE WE
18 HAVE SOME AGREEMENT ON IT. THANKS TO BOTH COMMISSIONER -- VICE
19 CHAIR SCHAFF AND DIRECTOR FIFE FIDUCIARY THE DISCUSSION. SO
20 THIS REGULAR MEETING OF THE ABAG HOUSING COMMITTEE IS ABOUT TO
21 BE ADJOURNED. I JUST WANT TO LET YOU KNOW THAT OUR NEXT
22 MEETING WILL BE WEDNESDAY MAY 13TH, 2026 IN THESE CHAMBERS.
23 AND WITH THAT, THIS MEETING OF THE ABAG HOUSING COMMITTEE IS
24 ADJOURNED. THANK YOU.

25



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- 1 **V. CHAIR, BAHFA OC, LIBBY SCHAAF:** AND THE MEETING OF THE BAHFA
- 2 OVERSIGHT COMMITTEE IS ALSO ADJOURNED. [ADJOURNED]