

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



JUNE 14, 2024

1 **JOINT MTC ABAG LEGISLATION COMMITTEE**

2 **FRIDAY, JUNE 14TH, 2024, 9:45 AM**

3

4

5 **CHAIR, DAVID CANEPA:** I WOULD LIKE TO CALL TO ORDER THE MEETING
6 OF THE JOINT MTC ABAG LEGISLATION COMMITTEE. THIS MEETING IS
7 WEBCAST ON MTC AND ABAG WEB SITES MEMBERS OF THE PUBLIC
8 PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE THE RAISED
9 HAND FEATURE. ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION
10 ITEMS DUE TO REMOTE COMMITTEE PARTICIPATION. ROLL CALL.

11

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

13

14 **CHAIR, DAVID CANEPA:** HERE.

15

16 **CLERK OF THE BOARD:** AHN? >V. **CHAIR, EDDIE AHN:** HERE.

17

18 **CLERK OF THE BOARD:** CARLSON? IS ABSENT. DUTRA-VERNACI IS
19 ABSENT. ECKLUND?

20

21 **PAT EKLUND:** HERE.

22

23 **CLERK OF THE BOARD:** JAB PINY, NON-VOTING? I SEE ON YOU ZOOM.

24

25 **DORENE M. GIACOPINI:** SORRY. I COULDN'T UNMUTE. PRESENT.



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1

2 **CLERK OF THE BOARD:** THANK YOU. MEMBER MAHAN IS ABSENT. MEMBER
3 MOULTON-PETERS? WILL RETURN. NOACK?

4

5 **SUE NOACK:** HERE.

6

7 **CLERK OF THE BOARD:** RABBITT IS ABSENT. RAMOS IS ABSENT.
8 MOULTON PETERS?

9

10 **STEPHANIE MOULTON-PETERS:** TIEDEMANN? IS ABSENT. WE HAVE
11 QUORUM.

12

13 **CHAIR, DAVID CANEPA:** THANK YOU. DO I HAVE A MOTION AND SECOND
14 TO APPROVE THE CONSENT CALENDAR?

15

16 **SPEAKER:** SO MOVED.

17

18 **CHAIR, DAVID CANEPA:** ROLL CALL VOTE PLEASE.

19

20 **CLERK OF THE BOARD:** WERE YOU THE SECOND?

21

22 **CHAIR, DAVID CANEPA:** YEAH.

23

24 **SUE NOACK:** I WAS --

25



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1 **CLERK OF THE BOARD:** OKAY. AND THERE WAS NO WRITTEN
2 CORRESPONDENCE RECEIVED ON THIS ITEM. THERE IS NO ONE IN THE
3 BOARDROOM OR ZOOM WISHING TO SPEAK. CHAIR CANEPA?

4

5 **CHAIR, DAVID CANEPA:** YES.

6

7 **CLERK OF THE BOARD:** ARREGUIN? >V. CHAIR, EDDIE AHN: YES.

8

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

10

11 **EDDIE AHN:** YES.

12

13 **CLERK OF THE BOARD:** CARLSON? IS ABSENT. DUTRA-VERNACI? IS
14 ABSENT. ECKLUND?

15

16 **PAT EKLUND:** YES.

17

18 **CLERK OF THE BOARD:** MAHAN? IS ABSENT. MOULTON PETERS?

19

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

21

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

23

24 **SUE NOACK:** YES.

25



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

2

3 **BELIA RAMOS:** YES.

4

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

6

7 **JAMES P. SPERING:** YES.

8

9 **CLERK OF THE BOARD:** TIEDEMANN.

10

11 **AARON TIEDEMANN:** YES.

12

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

15

16 **CHAIR, DAVID CANEPA:** AGENDA ITEM 3A CONSTITUTIONAL AMENDMENT
17 TO LOWER VOTER THRESHOLD TO 55 PERCENT POWER INFRASTRUCTURE
18 BONDS PRESENTED BY JULIE S.

19

20 **JULIE SNYDER:** GOOD MORNING OR AFTERNOON ALMOST CHAIR CANEPA
21 AND COMMITTEE MEMBERS JULIE SNYDER, PRINCIPLE LEGISLATIVE
22 ADVOCATE FOR MTC ABAG. I'M GOING TO START WITH AN OVERVIEW OF
23 THREE INTERRELATED ITEMS ON TODAY'S AGENDA BEFORE I GO INTO
24 DETAIL ON THIS SPECIFIC ITEM. THE FIRST TWO ITEMS ON OUR
25 AGENDA RELATE TO VOTE THRESHOLD FOR PASSING LOCAL REGIONAL



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1 HOUSING INFRASTRUCTURE BONDS THOSE ARE ACA10 WHICH WOULD
2 REPLACE ACA ONE ON THE NOVEMBER BALLOT AS WELL AS AN
3 IMPLEMENTATION MEASURE FOR THOSE -- FOR THAT ACA, AB2813. SO,
4 THOSE ARE THE FIRST TWO ITEMS. YOU, AGENCY STAFF HAVE BEEN
5 DEEPLY ENGAGED IN THESE FOR A NUMBER OF YEARS. NOW WE'RE
6 LOOKING FOR YOUR FORMAL ENDORSEMENT SO WE CAN GO ON THE RECORD
7 IN THE CRUCIAL FINAL WEEKS TO GET THESE ON THE BALLOT, JUNE
8 27TH IS THE DEADLINE, TWO WEEKS FROM YESTERDAY. THE THIRD ITEM
9 IN THIS PACKET IS AB 598 BY ASSEMBLYMEMBER WICKS, THIS
10 IMPLEMENTS YOUR DIRECTION TO SEEK LEGISLATION THAT WILL
11 PROVIDE CLARITY TO KEY STAKEHOLDERS IN THE BOND OF THE THAT
12 THE BAY AREA HOUSING FINANCE AUTHORITY IS UNDERTAKING. AND WE
13 WILL BE SEEKING YOUR APPROVAL TO SPONSOR THIS BILL. SO, ON
14 ACA10, ITSELF, THIS MEASURE IS A REVISION OF ACA ONE, WHICH
15 WAS APPROVED BY THE LEGISLATURE TO APPEAR ON THE NOVEMBER
16 BALLOT. IT'S A HIGH PRIORITY FOR BOTH ASSEMBLY SPEAKERS AS
17 WELL AS AUTHOR MAJORITY LEADER ASSEMBLYMEMBER AGUIAR CURRY,
18 ACA ONE INSTITUTE A 55% VOTE FOR LOCAL REGIONAL PONDS AND
19 SPECIAL TAXES FOR BOTH HOUSING AND INFRASTRUCTURE IN PLACE OF
20 THE CURRENT 2/3 THRESHOLD. I KNOW WE HAVE TALKED A LOT ABOUT
21 THIS. EVERYBODY'S PRETTY FAMILIAR WITH IT. SINCE THE MEASURE
22 PASSED LAST YEAR, A NUMBER OF ALLIES HAVE CONDUCTED PUBLIC
23 OPINION RESEARCH, AND AB10 -- SORRY -- ACA 10'S APPROACH IS
24 RESULTED IS BASED ON THAT RESEARCH IT WOULD INCREASE MEASURES
25 VIABILITY BY REMOVING SPECIAL TAXES PIECE BY LEAVING IN PLACE



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1 55% THRESHOLD FOR BONDS FOR HOUSING AND INFRASTRUCTURE SO
2 REMOVES SPECIAL TAXES PIECE. AND ALSO TWEAKS THAT HAVE BEEN
3 IDENTIFIED BY COUNCIL THAT'S VITAL TO OUR BOND CLARIFYING
4 LOWER THRESHOLD FOR EXAMPLE, APPLYING BOND. WE SAW A NEW
5 PROVISION CAUSING A LOT OF CONCERN INCLUDING AMONG MEMBERS OF
6 THE HOUSING COALITION THAT WE HAVE WORKED CLOSELY WITH ON FOR
7 THIS OVER THE PAST YEAR GIVING LEGISLATURE ABLE TO MAKE
8 CHANGES TO THE CONSTITUTIONAL AMENDMENT WITH THE 2/3 VOTE
9 BECAUSE WE CAN'T PREDICT HOW A FUTURE LEGISLATURE MIGHT USE
10 THIS AUTHORITY IT INTRODUCES SIGNIFICANT UNCERTAINTY FOR LOCAL
11 AND REGIONAL GOVERNMENT WHO IS MIGHT WANT TO USE THIS AUTHOR
12 IN THE FUTURE. FOR THAT REASON, WE HAVE SHIFTED OUR POSITION
13 RECOMMENDATION TO SUPPORT IF AMENDED. THIS WILL GIVE US PLENTY
14 OF LEEWAY TO WORK WITH THE AUTHOR TO HELP MOVE THE BILL ALONG
15 AND UNDERSTAND HER INTENT AND HOPEFULLY NARROW THIS PIECE SO
16 THAT IT'S AS SURGICAL AS POSSIBLE. I'M GOING TO CLOSE LIE
17 SAYING THERE IS BROAD RECOGNITION THAT BOTH THIS MEASURE AND
18 THE ONE WE'LL DISCUSS NEXT ARE WORKS IN PROGRESS AND WE WILL
19 CONTINUE TO WORK IN GOOD FAITH WITH THE AUTHOR SO THAT WE CAN
20 BE STRONG SUPPORTERS, BUT WE WANT TO MAKE SURE THAT'S WHAT
21 ENACTED AND PROMOTED TO VOTERS IS BOTH CONSISTENT WITH BAHFA'S
22 EXPENDITURE PLAN AND DOESN'T SET US UP FOR MAJOR CONFLICT
23 DOWN THE ROAD. WE FEEL IF A SUPPORT IF AMENDED POSITION PUTS
24 US IN THE BEST POSITION TO ACHIEVE GOALS. I'LL STOP FOR
25 QUESTIONS AND ALSO NOTE IF THIS COMMITTEE APPROVES WE'LL ASK



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1 FOR EMERGENCY PROCEDURES SO CAN IMMEDIATELY CONVEY OUR
2 POSITION TO THE LEGISLATURE.

3

4 **CHAIR, DAVID CANEPA:** THANK YOU VERY MUCH COMMISSIONER NOACK.

5

6 **SUE NOACK:** I WAS UNAWARE OF THE CHANGE TO ACA10. SO IT
7 ELIMINATES SPECIAL TAXES? SPECIAL DISTRICT TAXES? OR JUST
8 SPECIAL -- WHAT IS IT REMOVING FROM THE BILL INDICT INDICT
9 RIGHT NOW ACA ONE WOULD ALLOW YOU TO FLOAT FOR THRESHOLD BOTH
10 FOR BONDS FIDUCIARY SPECIAL TAXES CITIES AND COUNTIES SPECIAL
11 DISTRICTS. CHANGE IN ACA10 IS TO TAKE OUT THE SPECIAL TAXES
12 PIECE. IT'S A BIG STEP.

13

14 **SUE NOACK:** IT'S A BIG CHANGE.

15

16 **JULIE SNYDER:** NOT THE ONE FOLKS WANTED BUT IT'S BETTER TO
17 SECURE THE THRESHOLD FOR BONDS.

18

19 **SUE NOACK:** THANK YOU.

20

21 **CHAIR, DAVID CANEPA:** RAMOS.

22

23 **BELIA RAMOS:** THANK YOU. THERE IS GREAT CONCERN I CAN ADD MORE
24 ABOUT WHY THIS CHANGE NEEDED TO HAPPEN. WHEN WE LOOK AT VOTER
25 SENTIMENT FOR TAXES VERSUS BONDS THERE IS ACTUALLY A



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1 DIFFERENCE BETWEEN THE TWO. WITHOUT A CHANGE IN THE VOTER
2 THRESHOLD NEEDED FOR BAHFA, WE DO NOT STAND A CHANCE. THE
3 GETTING TO SIX -- GETTING TO 2/3, IT'S JUST NOT IN THE CARDS
4 FOR US, AND, SO, BEING ABLE TO REALLY ABLE TO DOUBLE DOWN AND
5 SAY THAT THIS IS THE PRIORITY AT THIS MOMENT, THAT CHANGING
6 THE LANGUAGE OF ACA ONE TO FULLY SUPPORT THE LOWER THRESHOLD
7 FOR BONDS CAN GET US THERE. AND THERE WILL BE A LATER
8 OPPORTUNITY FOR THE SPECIAL TAXES COMPONENT. BUT, REALLY, THIS
9 IS SOMETHING THAT THE BOND, ITSELF, NEEDS. THIS IS -- THIS IS
10 THE LIFELINE FOR THE BOND TO BE ABLE TO AMEND THIS LANGUAGE
11 THROUGH ACA10.

12

13 **SUE NOACK:** SO BASICALLY SAYING THERE WAS NOT SUPPORT REALLY
14 FOR THE SPECIAL TAXES, AND THEREFORE THAT'S GETTING ELIMINATED
15 IN ORDER TO PRESERVE THE BOND?

16

17 **BELIA RAMOS:** ACTUALLY NO. AND JULIE BEING ADD TO THIS. THERE -
18 - THE WAY ACA ONE DID PASS THROUGH THE LEGISLATURE WAS WITH
19 THE SPECIAL TAXES COMPONENT. WHAT HAS CHANGED SINCE THEN IS
20 WORKING WITH THE HOUSING PARTNERS AND HAVING THE POLLING ON
21 WHAT THE LIKELIHOOD IS, RIGHT, WE'RE DUAL TRACK HERE, ACA ONE
22 WOULD NEED TO PASS, AND BAHFA WOULD NEED TO PASS. WHEN WE WERE
23 DOING -- WHEN THE HOUSING PARTNERS AND ADVOCATES WERE DOING
24 THE POLLING, ACA ONE LOOKS REALLY GOOD IF THE QUESTION IS
25 ABOUT BONDS. IT DOESN'T LOOK AS GOOD IF IT'S ABOUT BONDS AND



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1 TAXES. AND SO, PART OF IT IS TO GET TO BAHFA THERE IS LIGHTER
2 SUPPORT -- IT'S STILL THERE, BUT IT'S LIGHTER SUPPORT WITH THE
3 TAXES, SO IN ORDER TO NOT -- TO NOT JEOPARDIZE BAHFA, WE MOVE
4 FORWARD WITH THE ACA10 MODIFICATIONS THAT ALLOW THE FOCUS TO
5 BE ON THE CONSTITUTIONAL AMENDMENT TO ONLY BE BONDS, AND THAT
6 ALLOWS ALL FOCUS -- AND THIS IS ME SPEAKING NOT STAFF, THIS IS
7 ME ON THE CAMPAIGN PORTION TO BE ABLE TO FOCUS SOLELY ON THE
8 BOND. BECAUSE IT'S -- ACA10 WILL HAVE AN EASIER PATH TO
9 APPROVAL ON THE BALLOT THAN ACA ONE.

10

11 **SUE NOACK:** I JUST HAVE A LOCAL MEASURE THAT'S ON NOVEMBER'S
12 BALLOT THAT'S ALSO, SORT OF, HOPING FOR ACA ONE, BUT THAT WILL
13 NO LONGER BE ABLE TO RELY ON ACA10 IN ORDER TO GET PASSED.
14 THAT'S WHY I WAS ASKING THE FURTHER QUESTION.

15

16 **CHAIR, DAVID CANEPA:** COMMISSIONER ECKLUND?

17

18 **PAT EKLUND:** THANK YOU VERY MUCH. I'M ACTUALLY NOT SURPRISED
19 WITH THE RESULTS BASED ON WHAT I HEAR. BUT YOU MENTIONED THAT
20 THE LEGISLATURE HAD TO APPROVE SOMETHING ELSE? OR THEY JUST
21 HAVE TO APPROVE ACA10 IN ORDER TO CHANGE ACA ONE. CORRECT?

22

23 **JULIE SNYDER:** RIGHT. JUST ACA10.

24



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1 **PAT EKLUND:** ALL RIGHT. GREAT SO THERE IS NOT ANY REQUIREMENT
2 THAT THE LEGISLATURE HAS TO APPROVE MOMS OR ANYTHING LIKE
3 THAT? OKAY. GREAT. I THOUGHT I HEARD SOMETHING LIKE THAT. BUT,
4 THANK YOU. ARE WE GOING TO GET A PRESENTATION ON THE POLLING?
5 THE POLLING RESULTS AT SOME POINT?

6

7 **JULIE SNYDER:** FOR THE -- ON THE ACA?

8

9 **PAT EKLUND:** YEAH.

10

11 **JULIE SNYDER:** I DON'T BELIEVE THAT'S ON AN AGENDA. IT'S NOT
12 POLLING THAT WE DID AS AN AGENCY. THAT WAS PRIVATE POLLING
13 DONE. SO, I DON'T KNOW.

14

15 **PAT EKLUND:** OKAY. GREAT. THANK YOU VERY MUCH.

16

17 **CHAIR, DAVID CANEPA:** SEEING THERE IS NO ADDITIONAL QUESTIONS
18 THROUGH JULIE. SO, MY UNDERSTANDING IS STAFF IS RECOMMENDING
19 THAT WE MUTUAL FORWARD WITH A SUPPORT POSITION IF AMENDED. AND
20 THAT EMERGENCY PROCEDURES ARE ENACTED. IS THAT CORRECT?

21

22 **JULIE SNYDER:** YES, MR. CHAIR.

23

24 **PAT EKLUND:** I'LL MOVE IT.

25



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1 **SPEAKER:** SECONDED.

2

3 **CHAIR, DAVID CANEPA:** GREAT. ROLL CALL PLEASE.

4

5 **CLERK OF THE BOARD:** GOING TO DO PUBLIC COMMENT FIRST. AND
6 THERE WAS NO WRITTEN CORRESPONDENCE RECEIVED ON THIS ITEM.
7 THERE IS NO ONE IN THE BOARDROOM WISHING TO SPEAK, AND THERE
8 IS ONE MEMBER IN ZOOM THAT WOULD LIKE TO SPEAK ON THIS ITEM.
9 THEY HAVE ONE MINUTE. SCOTT LITTLEHALE.

10

11 **SPEAKER:** GOOD AFTERNOON BOARD MEMBERS MY NAME IS SCOTT
12 LITTLEHALE ANALYST FOR NORCAL CARPENTERS UNION I WANTED TO
13 CHIME IN INFORMATION FROM THE CURRENT POLL PUBLISHED BY THE
14 PUBLIC POLICY SUBSTITUTE OF CALIFORNIA ASKING A QUESTION ABOUT
15 THE ACA ONE STYLE REDUCTION IN THE VOTER THRESHOLD. THAT
16 LANGUAGE WOULD HAVE INCLUDED LOCAL SPECIAL TAXES AND NOT JUST
17 BOND MEASURES AND ONLY 45% OF THE POLL'S RESPONDENTS SAID YES
18 THEY WOULD VOTE FOR THAT. 53% SAID NO. AND I THINK THERE IS
19 LEGITIMATE RESEARCH GROUNDED REASONS TO CONSIDER TRIMMING THE
20 ACA'S LANGUAGE IN THE ACA10. THAT'S MY COMMENT. THANK YOU VERY
21 MUCH.

22

23 **CLERK OF THE BOARD:** THANK YOU. THERE ARE NO OTHER MEMBERS OF
24 THE PUBLIC WITH THEIR HANDS RAISED IN ZOOM WISHING TO SPEAK.

25



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1 **CHAIR, DAVID CANEPA:** GREAT. I BELIEVE WE HAVE A MOTION. IS
2 THAT CORRECT?

3

4 **SPEAKER:** YES.

5

6 **CLERK OF THE BOARD:** YES.

7

8 **CHAIR, DAVID CANEPA:** AND WE HAVE A SECOND, CORRECT? ROLL CALL
9 PLEASE.

10

11 **CLERK OF THE BOARD:** WILL DO. CHAIR CANEPA?

12

13 **CHAIR, DAVID CANEPA:** YES.

14

15 **CLERK OF THE BOARD:** VICE CHAIR ARREGUIN?

16

17 **V. CHAIR, JESSE ARREGUIN, ABAG LC:** YES.

18

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

20

21 **EDDIE AHN:** YES.

22

23 **CLERK OF THE BOARD:** CARLSON IS ABSENT. DUTRA-VERNACI IS
24 ABSENT. ECKLUND?

25



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1 **PAT EKLUND:** AYE.

2

3 **CLERK OF THE BOARD:** MAHAN? IS ABSENT. MOULTON PETERS?

4

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

6

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

8

9 **SUE NOACK:** YES.

10

11 **CLERK OF THE BOARD:** RABBITT IS ABSENT. RAMOS?

12

13 **BELIA RAMOS:** YES.

14

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

16

17 **JAMES P. SPERING:** YES.

18

19 **CLERK OF THE BOARD:** TIEDEMANN.

20

21 **AARON TIEDEMANN:** AYE.

22

23 **CLERK OF THE BOARD:** THANK YOU. MOTION PASSES UNANIMOUSLY BY

24 ALL MEMBERS PRESENT.

25



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1 **CHAIR, DAVID CANEPA:** THANK YOU VERY MUCH. THAT BRINGS US TO
2 AGENDA ITEM 3B ASSEMBLY BILL 2813, GOVERNMENT INVESTMENT ACT.
3 JULIE?

4
5 **JULIE SNYDER:** MR. CHAIR AND COMMITTEE MEMBERS. JULIE SNYDER,
6 MTC AND ABAG. THIS IS THE SECOND OF THE THREE RELATED ITEMS WE
7 MENTIONED EARLIER. AND IS THE COMPANION MEASURE TO ACA 10. IT
8 CONTAINS CHANGES THAT ARE MORE APPROPRIATELY PLACED IN STATUTE
9 WHERE THEY CAN BE MODIFIED IF NEEDED IN THE FUTURE RATHER THAN
10 IN THE CONSTITUTION. LIKE THE PREVIOUS MEASURE THERE IS MUCH
11 THAT WE HAVE SUPPORTED IN AB2813 YOUR ADVOCACY PROBABLE R
12 PROGRAM ADOPTED EARLIER IN THE YEAR HAD DIRECTED STAFF TO WORK
13 WITH ASSEMBLYMEMBER AGUIAR CURRY TO ALIGN THIS BILL WITH OUR
14 BAHFA BOND MEASURE AND THE AUTHORS INCORPORATED ONE CHANGE WE
15 REQUESTED BUT LIKE ACA10, THIS IS VERY MUCH A WORK IN
16 PROGRESS. AND A NEW PROVISION AMENDED INTO THE BILL YESTERDAY
17 WOULD AFFECT BAHFA'S ABLE TO CARRY OUT ITS EXPENDITURE PLAN.
18 SPECIFICALLY IT WOULD PROHIBIT LOCAL AND REGIONAL GOVERNMENTS
19 FROM USING HOUSING BOND FUNDS TO PRESERVE SMALL DEVELOPMENTS
20 OF 1 TO 4 UNITS. IT WOULD ALSO PROHIBIT FIRST TIME HOME BUYER
21 PROGRAMS THAT, WE KNOW A NUMBER OF LOCALITIES ARE INTERESTED
22 IN RUNNING WITH THEIR REGIONAL HOUSING BOND FUNDS. SO THIS
23 LANGUAGE IS RAISING MAJOR CONCERNS, IN PARTICULAR, AMONG
24 HOUSING ADVOCACY ORGANIZATIONS AND OTHERS. SO, GIVEN THE NEW
25 ADDITION TO THIS, STAFF IS ALSO RECOMMENDING A SUPPORT IF



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1 AMENDED POSITION. IN ADDITION TO CHANGING THE PIECE I JUST
2 RECOMMEND, WE'RE ALSO SEEKING TWO PIECES SIGNIFICANT TO BAHFA
3 TO PLAY THE ROLE OF A REGIONAL BANK AS WELL AS TO ADMINISTER
4 BOND FUNDS EFFECTIVELY. 50 OF THOSE IS SOMETHING CALLED THE
5 USEFUL LIFE REQUIREMENT, DICTATES HOW LONG PROJECTS THAT ARE
6 FUNDED WITH THESE SORTS OF BONDS, HOW LONG THEY HAVE TO HAVE A
7 USEFUL ECONOMIC LIFE. WE WOULD LIKE TO MATCH THE LANGUAGE WITH
8 WHAT THE STANDARD WE'RE ALREADY MEETING UNDER FEDERAL LAW.
9 SECONDLY, WE WOULD LIKE TO STANDARDIZE THE TERMS THAT ARE USED
10 TO REFER TO BOND REVENUES, WHICH SON VERY HIGHLY TECHNICAL.
11 WHAT WE WANT TO MAKE SURE IS THAT BAHFA IS ABLE TO USE FUTURE
12 LOAN REPAYMENTS TO PROVIDE RENTAL ASSISTANCE, SUCH AS THE
13 CURRENT SONOMA COUNTY OR NAPA COUNTY SENIOR RENTAL ASSISTANCE
14 PROGRAM THAT BAHFA IS RUNNING. WE HAVE RAISED BOTH OF THESE
15 ISSUES WITH THE AUTHOR STAFF AND ARE MAKING PROGRESS TOWARDS A
16 RESOLUTION. SO, AGAIN AS WITH ACA ONE, WE FEEL LIKE A SUPPORT
17 IF AMENDED POSITION CONVEYS OVERALL SUPPORT FOR THE BILL WHILE
18 PUTTING US ON RECORD HAVING CONCERNS THAT WE HOPE WILL BE
19 ADDRESSED IN COMING WEEKS AS IT MOVES THROUGH THE LEGISLATURE.
20 MR. CHAIR WE WOULD LIKE TO INVOKE OUR URGENCY PROCEDURE IF THE
21 COMMITTEE APPROVES OUR POSITION

22

23 **CHAIR, DAVID CANEPA:** THANK YOU VERY MUCH. ANY QUESTIONS FROM
24 MEMBERS? COMMISSIONER ECKLUND?

25



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1 **PAT EKLUND:** JUST A QUESTION, BY CHANGING THE USE OF THE MONEY
2 TO BE USED FOR RENT PAYMENTS INSTEAD OF JUST MAKING MORE LOAN
3 PAYMENTS, WHICH YOU WOULD THEN GET REPAID FOR, SO THEN BAHFA
4 WOULDN'T HAVE, NECESSARILY -- AND THIS IS A QUESTION -- AND
5 BAHFA WOULDN'T HAVE, NECESSARILY, THAT SAME AMOUNT OF MONEY
6 THEN, BECAUSE IF YOU MAKE RENT PAYMENTS, THAT'S ONE DON'T GET
7 REIMBURSED FOR THOSE RENT PAYMENTS. AM I UNDERSTANDING THAT
8 CORRECTLY?

9

10 **JULIE SNYDER:** RENTAL ASSISTANCE IS ONE PIECE OF THE SMALL
11 PIECE OF OVERALL LONG-TERM PLAN FOR BAHFA TO BECOME A REGIONAL
12 BANK WHERE IT'S PRIMARILY LENDING FUNDS BUT THOSE LOANS WILL
13 GENERATE FEES AND INTEREST THAT CAN BE UTILIZED FOR OTHER
14 PURPOSE.

15

16 **PAT EKLUND:** SO, THE [INDISCERNIBLE] WOULD NOT BE USED FOR THE
17 RENT PAYMENTS, BUT THE INTEREST THAT BAHFA WOULD GET WOULD BE
18 FOR RENT PAYMENTS.

19

20 **JULIE SNYDER:** THAT'S THE GENERAL IDEA. A FEW YEARS DOWN THE
21 ROAD BAHFA WILL BE LOOKING AT DESIGNING THE SPECIFIC PROGRAM.
22 THE GENERAL CONCEPT OF WHAT NEW YORK DOES AROUND ITS HOUSING
23 DEVELOPMENT CORPORATION AND BAHFA WAS MODELED AROUND THAT
24 APPROACH.

25



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1 **PAT EKLUND:** OKAY. THANK YOU.

2

3 **CHAIR, DAVID CANEPA:** ALL RIGHT. SEEING NO OTHER MEMBERS. DO WE
4 HAVE PUBLIC COMMENT MARTHA.

5

6 **CLERK OF THE BOARD:** NO WRITTEN CORRESPONDENCE RECEIVED ON THIS
7 ITEM AND NO ONE IN THE BOARDROOM OR ZOOM WISHING TO SPEAK.

8

9 **CHAIR, DAVID CANEPA:** GREAT. COMMISSIONER NOACK?

10

11 **SUE NOACK:** I'LL MOVE THE ITEM ALONG WITH THE EMERGENCY
12 MEASURES REQUEST.

13

14 **CHAIR, DAVID CANEPA:** GREAT. SPERING IS SECOND. WITHIN THAT,
15 WE'RE INCLUDING THE SUPPORT WITH THE IF AMENDED, I WOULD
16 ASSUME. ROLL CALL PLEASE.

17

18 **CLERK OF THE BOARD:** CANEPA.

19

20 **CHAIR, DAVID CANEPA:** YES.

21

22 **CLERK OF THE BOARD:** ARREGUIN.

23

24 **V. CHAIR, JESSE ARREGUIN, ABAG LC:** YES.

25



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

2

3 **EDDIE AHN:** YES.

4

5 **CLERK OF THE BOARD:** CARLSON IS ABSENT. DUTRA-VERNACI IS
6 ABSENT. ECKLUND.

7

8 **PAT EKLUND:** AYE.

9

10 **CLERK OF THE BOARD:** MAHAN IS ABSENT. MOULTON-PETERS?

11

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

13

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

15

16 **SUE NOACK:** YES. RABBITT IS ABSENT. RAMOS?

17

18 **BELIA RAMOS:** YES.

19

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

21

22 **JAMES P. SPERING:** YES.

23

24 **CLERK OF THE BOARD:** TEASED MAN.

25



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1 **AARON TIEDEMANN:** YES.

2

3 **CLERK OF THE BOARD:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS
4 PRESENT.

5

6 **CHAIR, DAVID CANEPA:** GREAT. THAT BRINGS US TO AGENDA ITEM 3C.
7 MEMBERS, THIS REPORT IS IN THE DOCUMENTS PROVIDED. IT'S FISCAL
8 YEAR 2024, 2025 STATE BUDGET UPDATE, JULIE.

9

10 **JULIE SNYDER:** PARDON FOR THE SLOW RESPONSE THERE. JULIE
11 SNYDER, THIS IS AN INFORMATION ITEM ON THE STATE BUDGET WHICH
12 THE LEGISLATURE PASSED ITS VERSION OF YESTERDAY THEREBY
13 MEETING THE JUNE 15TH DEADLINE FOR PASSING A BUDGET. AB 107
14 AUTHORIZES GENERAL FUND EXPENDITURES OF \$211 BILLION AS WELL
15 AS LEAVING APPROXIMATELY 24 BILLED IN THE STATE'S RESERVES FOR
16 FUTURE DOWNTURNS. A COUPLE OF HIGHLIGHTS TO SHARE ON ITEMS
17 THAT WE FOCUSED ON LOBBYING EFFORTS ON THIS YEAR INCLUDING
18 WHEN YOU ALL CAME TO SACRAMENTO FOR YOUR LOBBY DAY. I'M REALLY
19 HAPPY TO SAY THAT REAP 2.0, WHICH IS THE REGIONAL EARLY ACTION
20 PLANNING PROGRAM, OF THE \$300 MILLION CUT THAT WAS PROPOSED BY
21 THE GOVERNOR, THE LEGISLATURE HAS RESTORED 250 MILLION. IF
22 THIS STICKS IN THE FINAL NEGOTIATIONS WITH THE GOVERNOR, MTC
23 WILL RETAIN APPROXIMATELY 92 MILLION OF THE ORIGINAL \$102
24 MILLION ALLOCATION. SO, WE'RE REALLY INCREDIBLY PLEASED BY
25 THIS, AND THANKFUL THAT THE LEGISLATURE IS TAKING THIS STEP.



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1 SECOND, ON THE TRANSIT FRONT, THE LEGISLATURE'S BUDGET
2 MAINTAINS THE STATE'S COMMITMENT TO PROVIDE THE FIVE \$5.1
3 BILLION FOR TRANSIT THROUGH SB125. THEN FINALLY, RESTORATION
4 OF NUMBER OF OTHER HOUSING PROGRAMS THAT WE SUPPORTED INCLUDES
5 \$325 MILLION FOR THE MULTI-FAMILY HOUSING PROGRAM, AS WELL AS
6 \$500 MILLION ALLOCATION FOR THE STATE'S LOW-INCOME HOUSING TAX
7 CREDIT PROGRAM. NEGOTIATIONS CONTINUE BETWEEN THE GOVERNOR AND
8 LEGISLATIVE LEADERS WITH ADDITIONAL BILLS THAT WILL BE
9 MODIFYING THE LEGISLATURE'S BUDGET IN THE COMING WEEKS. AND WE
10 WILL PROVIDE YOU WITH A WRITTEN UPDATE OF THE FINAL BUDGET
11 ONCE NEGOTIATIONS HAVE CONCLUDED AND THE BILLS HAVE PASSED. SO
12 THAT'S ALL FOR NOW, MR. CHAIR. HAPPY TO TAKE ANY QUESTIONS.

13

14 **CHAIR, DAVID CANEPA:** ANY QUESTIONS? YES? COMMISSIONER PAPAN.

15

16 **GINA PAPAN:** THANK YOU. DOES THIS BODY EVER SUPPORT, LIKE,
17 TRAILER LANGUAGE, DEALING WITH TRANSPORTATION? I HAVE GOT TO
18 REFER TO THE 70 MILLION THAT WAS DESIGNATED FOR A GRADE
19 SEPARATION, AND THEN PULLED, AND IS STILL TRYING TO STRUGGLE
20 ITS WAY THROUGH THE SYSTEM HERE?

21

22 **JULIE SNYDER:** I IMAGINE WE WOULD TAKE A POSITION ON THAT THE
23 SAME WAY WE DO AS ANY OTHER BILLS IN MY TIME WITH YOU, BUT IT
24 WOULD NOT SURPRISE ME.

25



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1 **GINA PAPAN:** IT WOULD BE HELPFUL. SENATOR BECKER,
2 ASSEMBLYMEMBER BERM AN AND PAPAN, CORTESE E THE MONEY WAS
3 GIVEN AND THEN ALL OF A SUDDEN YANKED [LAUGHTER] AND IN ORDER
4 TO RECEIVE THE FINAL FEDERAL MASK FUNDS, I MEAN, REALLY, THESE
5 PROJECTS ARE READY TO GO, WHICH IS VERY RARE. YOU CAN HELP?
6 [LAUGHTER]

7

8 **CHAIR, DAVID CANEPA:** JULIE?

9

10 **ANDREW FREMIER:** COMMISSIONER, ANDREW FREMIER, EXECUTIVE
11 DIRECTOR, THE SIMPLE ANSWER IS YES.

12

13 **GINA PAPAN:** THANK YOU. WE WOULD APPRECIATE THAT, WE WANT WE?
14 [LAUGHTER] COMMISSIONER CANEPA, THAT WOULD BE GREAT. REALLY I
15 KNOW THEY'RE WORKING WITH STATE TRANSPORTATION AGENCY, AND
16 IT'S JUST YOU REALLY NEED TO FIND THIS FUNDING OR IT'S GOING
17 TO SET EVERYTHING BACK AND IT'S GOING TO COST THE JURISDICTION
18 LIKE 12 MILLION A YEAR. SO THANK YOU FOR YOUR ASSISTANCE ON
19 THAT.

20

21 **CHAIR, DAVID CANEPA:** GREAT THANK YOU SO MUCH. DO WE HAVE
22 PUBLIC COMMENT?

23

24 **CLERK OF THE BOARD:** THERE ARE TWO MEMBERS OF THE PUBLIC THAT
25 WISH TO SPEAK. ADINA AND THEN ALETA. ADINA YOU'RE FIRST UP.



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1

2 **ADINA LEVIN:** ALL RIGHT. SO, THANK YOU TO COMMISSIONER PAPAN
3 FOR RAISING UP THE GRADE SEPARATION ISSUE. AND FOR THE
4 COMMISSION FOR AGREEING TO DO THAT. WHEN THIS REGION BUILT
5 BART FROM THE DAY ONE, IT WAS FULLY GRADE SEPARATED, CALTRAIN,
6 OF COURSE, WAS BUILT 150 YEARS AGO, AND WAS NOT GRADE
7 SEPARATED. AND SOME OF THE PROJECTS WHERE THE FUNDING IS BEING
8 LAWED BACK HAS BEEN IN WORKS FOR DECADES ARE VERY CLOSE TO
9 BEING BUILT. AND HAVE, YOU KNOW, FEDERAL FUNDING THAT IS THERE
10 THAT WE WOULD LOSE IF THESE PROJECTS CANNOT GO FORWARD AND
11 MAKE THINGS EVEN MORE EXPENSIVE IN THE FUTURE. SO, THANK YOU
12 VERY MUCH FOR YOUR LEADERSHIP IN SEEKING TO BRING BACK THOSE
13 FUNDS. AND IMPLEMENT THOSE PROJECTS TO HAVE A SAFER -- HAVE
14 SAFER COMMUNITIES, AND A MORE RELIABLE RAIL SYSTEM. THANK YOU.

15

16 **CHAIR, DAVID CANEPA:** THANK YOU SO MUCH.

17

18 **SPEAKER:** THANK YOU CHAIR CANEPA AND MEMBERS. ALETA DUPREE FOR
19 THE RECORD, SHE AND HER WITH TEAM FOLDS. LEARNING ABOUT THE
20 STATE BUDGET, AND I DID READ A LETTER IN THERE AS IF IT WERE
21 ABLE TO PRESERVE MOST OF THIS FUNDING THAT WE'RE HOPING TO
22 GET. AND IT SHOULDN'T BE A TENSE NEGOTIATION. I KNOW THERE IS
23 A LOT OF STATE INTEREST, BUT I BELIEVE THAT WHAT WE'RE DOING
24 ISN'T JUST ABOUT THE BAY AREA, BUT IT DOES HAVE A LEGITIMATE
25 STATEWIDE INTEREST, ESPECIALLY WHEN YOU HAVE THE BIG TRANSIT



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1 AGENCIES IN THE SOUTH WHO I AM SURE ARE DEALING WITH THE SAME
2 ISSUES. SO, HOW DO WE STAY ENGAGED? THIS IS OUR TIME TO DO SO.
3 THE STATE BUDGET NOW WAITS THE GOVERNOR'S SIGNATURE. I DON'T
4 UNDERSTAND THE PROCESS MUCH, BUT I TRUST THAT YOU ALL WILL BE
5 ABLE TO HELP BRING IT OVER THE LINE. THANKS.

6

7 **CLERK OF THE BOARD:** THANK YOU. AND THERE ARE NO OTHER MEMBERS
8 IN THE BOARDROOM WISHING TO SPEAK.

9

10 **CHAIR, DAVID CANEPA:** THANK YOU VERY MUCH. THAT BRINGS US TO AN
11 INFORMATIONAL ITEM AGENDA ITEM 3D WHICH IS ASSEMBLY BILL 598
12 WICKS BAY AREA HOUSING FINANCE AUTHORITY. WE HAVE RECEIVED A
13 LOT OF INFORMATION ON THIS PARTICULAR ISSUE. HAVEN'T WE. JULIE
14 SCHNEIDER.

15

16 **JULIE SNYDER:** THANK YOU. THIS IS THREE RELATED ITEMS.
17 RECOMMENDING THAT YOU AGREE TO SPONSOR THIS LEGISLATION,
18 DIRECTION FROM STAFF FROM CHAIR PED AND PRESIDENT RAMOS
19 DIRECTED US TO SEEK AMENDMENTS TO BAHFA'S STATUTE THAT EMERGED
20 FROM DISCUSSIONS WITH STAKEHOLDERS IN THE BUSINESS COMMUNITY.
21 STAKEHOLDERS EXPRESSED CONCERNED THAT FUND FROM BAHFA BOND
22 COULD BE CONDITIONED ON WHETHER OR NOT CITIES OR COUNTIES
23 ADOPT CERTAIN LAND USE HOUSING POLICIES THAT THESE
24 ORGANIZATIONS BELIEVE IMPEDE THE HOUSING MARKET. STAFF
25 INTERPRETS BAHFA'S STATUTE AS IMPLICITLY PROHIBITING IT FROM



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1 ATTACHING SUCH CONDITIONS TO 80% OF FUNDS THAT WILL FLOW TO
2 CITIES AND COUNTIES. FIRST THING AB 598 WOULD DO IS ERASE
3 AMBIGUITY BY STATING THAT BAHFA CAN ONLY IMPOSE OR REVIEW
4 LOCAL EXPENDITURE PLANS TO SEE IF THEY MEET CONDITIONS THAT
5 ARE OUTLINED IN STATUTE. THE SECOND CONDITION OF THE BILL
6 WOULD PROHIBIT BAHFA FROM CONDITIONING ITS OWN SHARE OF THE
7 MONEY, THE REGIONAL POT, ON AN INDIVIDUAL PROJECT'S ELIGIBLE
8 BASED ON THOSE SAME LOCAL PROJECTS. POLICIES. SORRY. STAFF
9 BELIEVES THIS ALIGNS WITH THE GOALS IN BAHFA'S EXPENDITURE
10 PLAN WHICH WAS ADOPTED BY THE ABAG EXECUTIVE BOARD IN APRIL.
11 IN PARTICULAR IT REFLECTS PRIORITY OF PROVIDING HOMES FOR
12 HOMES AFFORDABLE HOMES THROUGHOUT THE BAY AREA ONLY IN CITIES
13 OR COUNTIES THAT HAVE ADOPTED HOUSING OR TENANT FRIENDLY
14 POLICIES BUT NOTES WHERE LACK OF POLICIES CONTRIBUTE TO HIGH
15 RENT BURDEN -- ALLOW US TO FOCUS ON REGION-WIDE BENEFIT TO
16 LOWEST INCOME HOUSEHOLDS WHILE PROVIDING ASSURANCES THAT
17 STAKEHOLDERS HAVE REQUESTED. SO, I WILL CLOSE ON THAT BUT ALSO
18 NOTE THAT STAFF PLANS TO ALSO SEEK OR INVOKE OUR EMERGENCY
19 PROCEDURE ON THIS AFTER THE COMMITTEE'S VOTE SO THAT WE CAN
20 CONVEY OUR SPONSORSHIP TO THE AUTHOR IMMEDIATELY. THANK YOU.

21

22 **CHAIR, DAVID CANEPA:** GREAT. ANY QUESTIONS? I SEE KATE HARTLEY,
23 THANK YOU FOR ALL YOUR WONDERFUL WORK IN THIS AREA. ARE THERE
24 ANY QUESTIONS? YES? MAYOR?

25



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1 **SPEAKER:** THANK YOU FOR THE PRESENTATION. JUST TO GET I LITTLE
2 BIT MORE DETAIL ON WHAT THIS MEANS. WHAT, SORT OF, LAND USE
3 AND HOUSING POLICIES IS THE WORRY HERE THAT MONEY COULD BE
4 CONDITIONED ON? AND I COUCH THAT WITH, I DON'T THINK WE HAD
5 ANY PLANS TO CONDITION ANY MONEY ON ANY OF THIS, BUT I WANT TO
6 SEE WHAT THE USE CASE IS HERE. WHAT THE WORRY IS ABOUT.

7

8 **JULIE SNYDER:** ABSOLUTELY. MY UNDERSTANDING IS STAKEHOLDERS
9 HAVE EXPRESSED CONCERNS WITH THINGS LIKE RENT CONTROL. RIGHT.
10 SO, THAT -- THAT'S PROBABLY THE NUMBER ONE. BUT, ALSO,
11 INCLUSIONARY ZONING. I THINK THOSE ARE PROBABLY THE TOP TWO
12 THAT WE HAVE HEARD.

13

14 **AARON TIEDEMANN:** OKAY. THANK YOU.

15

16 **CHAIR, DAVID CANEPA:** OKAY. ARE THERE ANY OTHER COMMENTS?
17 SEEING NONE. WE DO HAVE ONE PUBLIC COMMENT. NO? OKAY. WE DID
18 NOT HAVE ONE PUBLIC COMMENT. WITH THAT, CAN I HAVE A MOTION?

19

20 **AARON TIEDEMANN:** MOVE THE ITEM.

21

22 **SPEAKER:** SECOND.

23

24 **CHAIR, DAVID CANEPA:** AND WE HAVE MOVED IT WITH STAFF'S
25 RECOMMENDATION. CORRECT?



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1

2 **AARON TIEDEMANN:** YEP.

3

4 **CHAIR, DAVID CANEPA:** ALL RIGHT. THANK YOU. CAN I HAVE ROLL
5 CALL VOTE, PLEASE?

6

7 **CLERK OF THE BOARD:** THERE WAS NO WRITTEN CORRESPONDENCE
8 RECEIVED ON THIS ITEM AND NO ONE ON ZOOM OR IN THE BOARDROOM
9 WISHING TO SPEAK. MOTION BY TIEDEMANN SECOND BY ECKLUND.
10 CANEPA?

11

12 **CHAIR, DAVID CANEPA:** YES.

13

14 **CLERK OF THE BOARD:** UPON VICE CHAIR ARREGUIN?

15

16 **V. CHAIR, JESSE ARREGUIN, ABAG LC:** YES.

17

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

19

20 **EDDIE AHN:** AYE.

21

22 **CLERK OF THE BOARD:** CARLSON IS ABSENT. DUTRA-VERNACI IS
23 ABSENT. ECKLUND? MAHAN? IS ABSENT. MOULTON PETERS?

24

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



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1

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

3

4 **SUE NOACK:** YES.

5

6 **CLERK OF THE BOARD:** RABBITT IS ABSENT. SPERING?

7

8 **JAMES P. SPERING:** YES.

9

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

11

12 **AARON TIEDEMANN:** YES.

13

14 **CLERK OF THE BOARD:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS
15 PRESENT.

16

17 **CHAIR, DAVID CANEPA:** THANK YOU THAT BRINGS US TO PUBLIC
18 COMMENT. WE HAVE ONE PUBLIC COMMENT AND IT'S ALETA DUPREE.
19 ALETA.

20

21 **SPEAKER:** THANKS AGAIN. CHAIR DAVID CANEPA AND MEMBERS. ALETA
22 DUPREE FOR THE RECORD, SHE AND HER WITH TEAM FOLDS. GOOD
23 MEETING TODAY. WHAT IS IT ABOUT LEGISLATION? I WISH MORE
24 PEOPLE COULD ENGAGE IN THIS. THESE ARE QUITE WEIGHTY. AND I
25 BRING BASIC PRINCIPLES HERE TO YOU. AND I WAS LOOKING AT THE



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1 LEGISLATIVE MATRIX, AND WE HAVE A LOT OF BILLS THAT WE ARE
2 KEEPING TRACK OF AT THE STATE AND FEDERAL LEVEL. BUT AS I
3 LEARN ABOUT LEGISLATIVE PROCEDURE, I COULD GO ON A TRIP TO
4 SACRAMENTO. BUT THEY DON'T HAVE PUBLIC COMMENT LIKE I'M DOING
5 HERE WITH YOU. SO, I CAN COME AND SHARE MY THOUGHTS WITH YOU,
6 WHERE YOU HAVE YOUR CHANNELS TO APPROACH THE LEGISLATURE TO
7 TAKE ALL OF THAT WE SAY TO YOU AND DISTILL IT AND PRESENT IT
8 BEFORE THE LEGISLATURE. I HAVE SPOKEN BEFORE THE NEVADA
9 LEGISLATURE, BUT I'M HERE IN CALIFORNIA. THANK YOU.

10

11 **CHAIR, DAVID CANEPA:** THANK YOU SO MUCH ALETA. THE NEXT MEETING
12 OF THE JOINT MTC ABAG LEGISLATION COMMITTEE WILL BE HELD ON
13 FRIDAY JULY 12TH, 2024 AT 9:45 A.M. AT THE BAY AREA METRO
14 CENTER 375 BEALE STREET, SAN FRANCISCO AND OTHER REMOTE
15 LOCATIONS. ANY CHANGES TO THE SCHEDULE WILL BE DULY NOTICED TO
16 THE PUBLIC. AND WITH THAT, WE'RE ADJOURNED.

17



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