ASSOCIATION OF BAY AREA GOVERNMENTS Meeting Transcript



1	METROPOLITAN TRANSPORTATION COMMISSION
2	ABAG HOUSING COMMITTEE
3	WEDNESDAY, MAY 14, 2025 12:00 PM
4	
5	you all then. Metropolitan transportation commission finance
6	authority oversight committee joint meeting with abag housing
7	committee [Meeting will begin shortly] Metropolitan
8	transportation commission bay area housing finance authority
9	oversight committee joint meeting with abag housing committee
10	[Meeting will begin shortly] Metropolitan transportation
11	commission [Meeting will begin shortly] Metropolitan
12	transportation commission [Meeting will begin shortly]
13	Metropolitan transportation commission [Meeting will begin
14	shortly] Metropolitan transportation commission finance
15	authority oversight committee joint meeting with abag housing
16	committee [Meeting will begin shortly]
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18	chair, belia ramos: are we ready to go? My pollings for the
19	delay and the salad in my mouth. I will now call to order the
20	bay area housing finance authority oversight committee joint
21	meeting with abag housing committee meeting for MAY 14th,
22	2025. Chair carlos romero is joining me. This meeting is
23	webcast on the mtc web site members wishing to speak should
24	use the raised hand feature or dial star nine. Members of the
25	public in the boardroom should form a line near the podium.

There are so many of you. The clerk will call upon you to 1 speak. A roll call vote will be conducted for abag housing 2 3 committee because there are teleconference locations. The first order of business will be for MADAM Clerk to call the 4 5 roll for the abag housing committee and the bahfa oversight committee. 6 7 8 board clerk: bahfa oversight, chair ramos? 9 10 chair, belia ramos: here. 11 board clerk: vice chair schaff? 12 13 v. Chair, libby schaaf: here. 14 15 16 board clerk: member abe-koga? 17 18 margaret abe-koga: I'm here at santa clara county building 70 19 west hedding street in san jose. Thank you. 20 board clerk: fleming? 21 22 23 victoria fleming: here. 24 board clerk: manfree? 25

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1
2
    amber manfree: here.
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    board clerk: melgar?
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5
    myrna melgar: here.
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    board clerk: miley?
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    nathan miley: here.
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    board clerk: papan?
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    gina papan: here.
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    board clerk: we have a quorum of the bahfa oversight
    committee. For abag housing, chair romero?
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    chair, carlos romero, abag hc: present.
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    board clerk: vice chair motoyama?
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    v. Chair, lisa motoyama, abag hc: present.
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    board clerk: mayor campos?
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    pamela campos: present.
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   board clerk: and from your location?
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    pamela campos: from 200 east santa clara street in san jose.
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   board clerk: thank you. Member ecklund?
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   pat ecklund: present.
11
   board clerk: member fife?
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13
    carroll fife: present oakland city hall one franco fwal owe
14
15
    plaza.
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   board clerk: thank you. member fortunato bas?
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18
    nikki fortunato-bas: present at 1221 oak street.
19
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   board clerk: thank you. Member martinez-beltran?
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23
    yvonne martinez-beltran: present 5717575 peak avenue morgan
    hill.
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board clerk: thank you. Member rabbitt is absent. We have a 1 2 quorum of the abag housing committee. 3 chair, belia ramos: perv I'm go back and ask the secretary to 4 5 read the bahfa oversight committee compensation announcement, 6 please? 7 8 board clerk: agency. This amount is a provided as a result of 9 convening a meeting for which each member is entitled to collect such amount. 10 11 chair, carlos romero, abaq hc: hand it over to me. Will the 12 clerk of the board please conduct roll call to confirm whether 13 a quorum is -- oh, we have already done this. [Laughter] Okay. 14 15 So, can you please give our housing committee compensation 16 announcement? 17 board clerk: yes. Perdiem is provided as a result of convening 18 a meeting for which each member is entitled to collect per 19 diem. Thank you. That the per diem is provided as a result of 20 convening a meeting for which each member is entitled to 21 collect per diem. Thank you. 22 23 chair, carlos romero, abag hc: thank you. I'll hand it back. 24

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chair, belia ramos: feels like a game of ping pong here. Next 1 2 we'll move on to our public comment. Is there any general public comment. 3 4 5 clerk of the board: no one in the zoom space wishing to speak 6 no one in the boardroom and no written correspondence wishing to speak. 7 8 chair, belia ramos: thank you so much now moving to committee 9 member announcements. Seeing none, we'll move on to the 10 chair's report under 4a. Nothing for me, I will pass it over 11 12 to chair romero. 13 chair, carlos romero, abag hc: a reminder to the elected's in 14 15 the room, there is a letter that's being circulated in support 16 of a \$30 million ask that we have before the state budget committee. And we would like to get as many local elected 17 officials to sign on to that letter. Daniel saver is here if 18 you would like to talk to him directly, otherwise we'll make 19 sure you have that e-mail. I think we're shooting for friday 20 21 as the final days? Correct? Or thursday? 22 daniel saver: asking for sign ones on thursday so we can 23 transmit the letter friday. 24

25



chair, carlos romero, abaq hc: okay so just yanking everyone's 1 2 -- so, thank you. Done. 3 chair, belia ramos: given fact that the MAY revise just came 4 5 out, auto really good timing for us to be able to get in that request. It wasn't as bad as we had thought. So, hopeful that 6 our \$30 million funding request will be supported. Okay. Next, 7 8 are there any questions from committee members on the chair's reports? Seeing none. I'll move to public comment on the 9 10 chair's reports 11 board clerk: no comments. 12 13 chair, belia ramos: we'll close public comment move to agenda 14 15 item number five and I'll give that over to my colleague. 16 board clerk: this is the abag housing committee consent 17 calendar. We have only one item. That is approval of the abag 18 housing committee meeting minutes for APRIL 9th. Is there a 19 motion? 20 21 speaker: moved. 22 23 chair, carlos romero, abaq hc: okay, a motion by motoyama and 24 second by ecklund. Any public comment on this item? 25

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    board clerk: no public comment in the zoom space no written
    correspond received and no one in the boardroom wishing to
3
    speak.
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    chair, carlos romero, abag hc: fine let's call the roll call.
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    board clerk: romero.
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    chair, carlos romero, abag hc: yes.
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    board clerk: camp motoyama? Campos?
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    pamela campos: yes.
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    board clerk: ecklund?
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    pat ecklund: aye.
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    board clerk: fife? Fortunato bas?
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    nikki fortunato-bas: yes.
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    board clerk: martinez-beltran?
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1 yvonne martinez-beltran: yes. 2 3 board clerk: rabbitt is absent. Motion passes unanimously by all members present. 4 5 chair, belia ramos: next we'll move on to the consent items 6 for the bahfa oversight committee, that is 6a, which are our 7 8 minutes from APRIL 9th. And we have 6b and c. 6b a consultant agreement for the doorway housing portal and 6a also an 9 10 agreement to be doing business for the doorway housing supporter user support. Do I have a motion? 11 12 qina papan: papan move approval. 13 14 15 speaker: second. 16 17 chair, belia ramos: we have a motion and second. Any 18 questions? Seeing none I'll move to public comment. 19 board clerk: no public comment in the zoom space and no one in 20 21 the boardroom wishing to speak and no written correspond 22 received. 23 chair, belia ramos: thank you very much. If the secretary 24 25 would please conduct a roll call vote.

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    board clerk: chair ramos?
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    chair, belia ramos: yes.
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    board clerk: member abe-koga?
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    margaret abe-koga: aye.
9
    board clerk: member fleming?
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11
    victoria fleming: yes.
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    board clerk: member manfree?
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    amber manfree: yes.
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18
    board clerk: member melgar?
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20
    myrna melgar: yes.
21
22
    board clerk: miley?
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24
    nathan miley: yes.
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1 board clerk: papan? 2 3 gina papan: 4 5 board clerk: motion passes unanimously by all members present. 6 chair, belia ramos: thank you. And now for the featured film 7 8 of our strategic planning for bahfa. One of the things that my co-chair and I have worked on carefully is making sure that we 9 make the feedback that we have received from various members 10 and this committee and from our respective broader committees 11 to make sure that we chart a path forward for bahfa that is 12 setting us up for success and that is, also, cognizant of our 13 fiscally constrained present. And in doing that we have had 14 15 opportunity to meet with staff and work closely with daniel 16 saver who is providing this presentation that really has 17 short-term medium and long-term range goals what we're looking for here is a discussion and input from these committees to be 18 able to guide the work, the goalpost is 2028 and there is some 19 interim steps between now and then that we feed to be able to 20 make sure that we coalesce in our commitment to bahfa. I 21 think, no doubt, what we definitely know is that housing 22 remains at the top of everyone's mind. The voters, and at the 23 same time, we know that there was difficulty for rim rm four 24 25 in that. So unless my colleague wants to add more to that?

1 2 chair, carlos romero, abag hc: I have said it quite well. 3 chair, belia ramos: with that I'll ask daniel saver for the 4 5 report on our strategic planning. 6 daniel saver: thank you very much, chair. Daniel saver, deputy 7 8 executive director for housing and energy. Thank you to the team pulling up the slides. I'm joined here by my colleague 9 irene farnsworth who is also providing project management 10 support for our strategic planning efforts and who was very 11 involved, as well, in the work to the lead up to regional 12 measure four so she'll be joining me here to help field 13 questions when we get to that part of the presentation. As the 14 15 chair mentioned, last month we came, we presented to you a 16 proposal for a strategic planning process for bahfa that outluned some timelines and milestones for how we wanted to 17 move forward and there was a robust conversation at the 18 committee meeting last month and we received substantial 19 feedback about the proposal. So we're coming back to you today 20 21 with a presentation that has two parts. The first is to present revised timeline and milestones that's responsive to 22 the feedback that we received from all of you last month. And 23 the second is kind of further based on that feedback. Actually 24 diving into what we're now going to be calling module one, 25

1	specifically as it relates to lessons learned from the
2	NOVEMBER 2024 election cycle. So, if we can move to the next
3	slide, we will start with the first part. So this is the
4	revised timeline and milestones. Yes, thank you. So, last
5	month, as I mentioned, there was significant feedback and
6	discussion amongst the committee members and we summarized the
7	main points here. What we heard were the following, first a
8	strong need to accelerate our reflections on lessons learned
9	from the 2024 election cycle look back so that we can enable a
10	look forward to continue our planning work. Second to make
11	sure that we prioritize the near-term focus on fund-raising
12	especially the \$30 million state ask that chair romero
13	mentioned. Third to ensure flexibility to allow for pivots in
14	multiple scenarios. Acknowledging that this process MAY not be
15	entirely linear, as chair ramos mentioned. You know, we need
16	to be able to kind of flex as we learn in about our revenue
17	scenario then finally retain other features of the staff
18	proposal that are necessary to accomplish our overall goals it
19	want like start from scratch it was make some significant
20	adjustments and response to the feedback you all provided.
21	Next slide. So, based on the feedback, we have made a few
22	structural revisions and one that you see reflected here is
23	that we have the original four modules in the kind of green
24	box on the right side of the screen. Those are the we have
25	retained those modules but we have reordered them, essentially

changed the sequence based on the feedback provided. So moving 1 forward we'll have module one which relates to a regional 2 3 revenue measure both reflecting on what happened last year as well as looking forward to a future measure second relates to 4 5 our funding strategy in the near-term thinking about financial sustainability plan for bahfa look at new financing products 6 and approaches we can spinout and finally broader portfolio of 7 8 housing programs within bahfa north star purpose and process remain the same reiterate that it's to chart a path forward 9 for bahfa to unite a region so that we can have a plan to 10 sustain the agency until we're able to scale at the 11 transformative level that's necessary to really change the 12 housing ecosystem in the region to bend the curve towards 13 greater affordability and stability for all residents. Next 14 15 slide. i mentioned one of the major changes we made based on 16 your feedback is that we adjusted the ordering, the sequencing of those modules another significant structural revision based 17 on your feedback is we have a more detailed phasing plan both 18 between and within the modules the idea here is to allow for 19 new adjustments as new information is gathered throughout the 20 21 process. You can see kind of see essentially what are going to amount to two phases, kind of. So, the kind of lighter green 22 colors that are more to the left-hand side are the initial 23 phase and darker colors on the right side are the later phase 24 that we'll move into one thing to notice here is that really 25



1	this summer is going to be an important milestone, summer of
2	2025 and the reason for that is that we'll know the outcome of
3	our state budget request at that point as well as some of our
4	other initial fund-raising efforts so planning for the later
5	phases is contingent upon the outcome of that request and our
6	other fund-raising efforts. And so this new phase structure is
7	going to allow us to have essentially a midpoint check in over
8	the summer so that we can do any course corrections as
9	necessary based on the progress we're making between now and
10	then. Diving a little bit more into the detail of this slide,
11	there is a lot of different graphics. We'll keep coming back
12	to this every time we have a presentation so we can track our
13	progress in that dotted red line. A couple of features i would
14	call to your attention are first that modules 1 and 2 are
15	first to begin response to feedback we received from all of
16	you we're going to spend a lot more time on the latter half of
17	this presentation module one so I won't do all too much of
18	that now I'll come back at the end of this to give a fund-
19	raising update I'll return to module two in a second module
20	three which is our new financings products and approaches also
21	expected to launch in initial phase and you will see with
22	those first three there will be evolutions of those modules as
23	we move into the later phase finally second phase after summer
24	check in we'll introduce module four which is about our
25	programs, outcome of state level scale expectations programs

and how many programs we might be able to -- important to make 1 sure that we are fiscally prudent as the chair said at the 2 beginning. One other feature to flag for your attention. Oops. 3 The la trip with the question mark something we presented to 4 5 you last time I think there was positive feedback we heard from a couple committee members but we left this in here with 6 a question mark because staff would like to confirm with you 7 8 all here today if that's kind of the right track if we do have feedback from you there to proceed then staff will work with 9 leadership to think about what are the parameters of this, 10 variety of lo gists et cetera what we heard last time is there 11 is a desire to learn from success of measure a during the last 12 election cycle, and there is desire to strength senthe 13 institutional relationship with our sister regional agency 14 lacasa which is really la county's version of bahfa, if you 15 16 will. That's something when we get into the discussion portion staff invites your feedback on that particular point. Before 17 moving on, I want to highlight some information that's in your 18 packet but that's not in the slides related to our fund-19 raising efforts. We continue to be in full court press as you 20 21 see module two there, the dotted reds line is part way through the work that we have already been doing up until now. So, 22 thank you, first off, I want to thank all of you who have been 23 supporting these efforts in a variety of ways reaching out to 24 25 your state legislators reaches out to your colleagues, thank

you. It's really helpful to have all of you be kwiept active 1 in these efforts. In your packet you will find attachment c 2 3 and d. Those include promotional materials that we have developed to support our advocacy at the state level. They're 4 5 also just really great summaries of some of our accomplishments as bahfa and they reflect proof of concept 6 about how bahfa has been a good steward of the \$20 million 7 8 initial that we got from the state then we leverage the 3 to 1 with other investments we have received in the last couple of 9 years. In terms of our state budget request attachment b in 10 your packet is a letter of 16 members of the bay area caucus 11 who are supporting and I think up to 17 at this point and you 12 received a handout printed out there on the counter top which 13 is a letter from the community organization I think it's been 14 15 signed by 50 organizations from across the nine county region 16 also in support of the request then as chair romero mentioned there is one final letter out for signature from local elected 17 officials we're hoping to send that at the end of this week. 18 So, the idea there is to build up a title wave of support. 19 [Laughter] You know, knowing that this is a tough budget year 20 21 to have a big request into sacramento. All right. So, I'm going to move us along. So, the rest of the presentation is 22 going to pivot from that broad structure and really dive deep 23 into module one which is to start our thinking about a 24 regional revenue measure, really looking kind of in the past 25



1	at what we have done up until now then start looking forward
2	into the future. Next slide please. This is a high-level
3	overview of module one. And the fundamental thrust of module
4	one is to be forward looking what we do as bahfa moving
5	forward something we heard from all of you in the meeting last
6	month is thatle ra just emphasizing the importance of
7	reflecting upon the last election cycle as a necessary first
8	step for our process of moving forward. And, so, we are, you
9	see here this, slide it's reflecting kind of that move from
10	looking toward learning from what has happened in the past and
11	then applying this as a set of lessons as we move forward. So,
12	you know, the fundamental forward thrust of it is reflected in
13	the goal of laying the ground work to unite the region for a
14	future regional housing revenue measure and then on the
15	process side you see that evolution. So first start with
16	looking back then move into learning from other place where is
17	there have been suggesting leading towards a consideration
18	about a future measure. Next slide. This shows backward
19	looking forward looking movement with detail modules 1a and 1b
20	are backward components develop a shared understanding of the
21	lessons learned last election cycle highlighting distinction
22	between module 1a and 1b, reflects the fact there were
23	distinct roles played by bahfa and abag as the public agencies
24	then by external actors who were leading the campaign so those
25	were two distinct there's a legal distinction between that as

1	the public agencies we are not permitted to engage in campaign
2	activity so there are lessons learned that we have at the
3	public agencies about what was in our purview but then lessons
4	related to the campaign that as public agencies we don't hold
5	these lessons because we were not the ones actually leading
6	and moving them forward, we're going to look at module 1a with
7	staff presenting what we learned as public agencies then 1b
8	campaign lessons based on some of the committee feedback last
9	time we were working with leadership to assemble ad-hoc group
10	that can receive briefings from some of the folks who are
11	actually engaged in the campaigns and that's respecting the
12	fact that there is this distinction between the public agency
13	and campaign itself. module 1c that puts us squarely in the
14	forward looking part of the conversation lessons and apply
15	them, thinking about success moving forward identifying
16	milestones timelines thinking about groundwork for citizen
17	initiative doing all of that while acknowledges that if the
18	goalpost is 20 twain 28, we're a ways off from that we want to
19	lay the ground work do our homework be prepared but not lock
20	ourselves into particular path because we MAY we need to be
21	mindful of the evolving circumstances and have some
22	flexibility so that we can have the greatest set of option on
23	the table when decision-making time arrives. Next slide
24	please. The balance of the conversation today is really to
25	look at module 1a, lessons learned public agency side. So this

is looking specifically at those items which were within the 1 2 sphere of control of bahfa and abag so we're going to start 3 with strengths as you see on this slide. I think the removal of rm four from the ballot was a major disappoint. But it 4 5 wasn't all for nothing. There were some components of that process that can serve as a really strong foundation upon 6 which we can build looking forward to future efforts. So, we 7 8 have captured some of those here. So the first is that our statute is unique in that it requires concurrence between the 9 bahfa board and the abag executive board and a particular 10 sequencing with very particular roles for each in order to 11 move a measure forward. We actually pulled that off all of you 12 pulled that off that's not a small thing. There has been some 13 conversations in other meetings about all wearing the same t-14 shirt we're on the same team here I want to commend all of and 15 16 you your precede assessors for working closely together across agencies to move this forward that was no small feat to have 17 both boards representing all nine counties come together 18 around a measure so I want to make sure that we don't overlook 19 the progress we have made in terms of regionally thinking how 20 we can support all of our local communities together. The next 21 is staff capacity and expertise. You know, five years ago 22 there were no bahfa staff here at all. And, so, during the 23 last several years we have been able to bring on additional 24 expertise specifically in the housing realm. We have been able 25



to develop a variety of pilot programs that are captured in 1 some of those attachments in your packet. And, so, that's --2 3 we're a lot farther along than we were before. If you look at the housing portfolio of the agencies and the actual 4 5 activities that bahfa has been able to accomplish, we now have some track record of success in terms of delivering results 6 for our residents. That's, we believe, going to be helpful, as 7 8 we continue to move forward. Additionally, the regional priority setting process, so thinking about the regional 20%. 9 This kind of relates back to that first bullet, but the policy 10 makers at this joint committee which is one of the mechanisms 11 through which we have been able to get concurrence through 12 both boards were able to move through a series of decision 13 points 2023, and establish many of the features that became 14 the regional expenditure plan over a year before the election 15 16 so that didn't resolve all issues but we'll see some of those issues here in the next slide but as staff were reflecting 17 upon that process we did have a draft of the regional 18 expenditure plan ready by early 2024 based on all decisions 19 that had been made by end of NOVEMBER 2023. So, I think that's 20 again accident just , as a starting point -- that we can 21 improve upon instead of starting from scratch. Finally we 22 strengthened our relationship with local governments knowing 23 that 80% of funds actually go back to counties and some direct 24 allocation to cities this was a joint effort we did a lot of 25

1	planning work here at the regional level but there was a lot
2	of planning that needed to happen locally as well we developed
3	a regular regional convening of all heads of the housing
4	departments of the direct allocation cities and counties that
5	was first time in a long time that a group like that had been
6	pulled together since dissolution of redevelopment agencies
7	that's an important kind of institutional muscle that we have
8	been able to build, broadly facilitating coordination between
9	regional governments and local governments especially on
10	issues of housing where so much of the authority and other
11	funding actually already exist right now at the county and
12	local level. There are some feathers in our hat. Let's go to
13	the next slide. We don't want to be polyannish about this.
14	There are important parts of the process where we know we can
15	and must do better. Walking through a series of challenges
16	that we experienced, and you will see that each of those
17	challenges is listened linked to a corresponding action
18	underscored looking at reflections and on transition as we
19	move ahead. First two measures at once we had an ambitious
20	plan to pursue rm four and prop five simultaneously and I
21	wouldn't say ambition itself was a mistake still having a
22	regional measure that was contingent upon the success of a
23	statewide measure exposed our regional measure to a series of
24	risks and externalities over which the boards had no direct
25	control. We have discussed with you in the last couple of

1	meetings a path forward here which is to seek authorization
2	for a citizen initiative for a regional housing measure and
3	that will add a tool to the toolbox that would enable a 50%
4	plus one voter threshold regardless whether there is another
5	tempt as something that looks like prop five. Next item is
6	accuracy there was an error in the ballot question and that
7	damaged our credibility. No two ways around that. For new
8	members I want to lift up the fact that that error was
9	corrected before it moved forward. And, also, to remind folks
10	who are here that the err error wasn't the reason rm four was
11	pulled, which is that rm four regional measure four was
12	contingent upon prop five which as we saw from last NOVEMBER
13	had pretty tough road and ultimately was not successful still
14	there was an error and we are implementing enhanced internal
15	controls to ensure that doesn't happen again. Next item two
16	distinct parts of this county and city support there were on
17	the county side concerns from our counties about regional
18	expenditure plan or 20% that bahfa controls that took longer
19	to resolve and then we heard from some cities that they were
20	concerned about getting their fair share from the counties as
21	the counties were managing 80% that return to source the
22	latter one was partially trysts actually the boards of abag
23	and bahfa both supported an an amendment that counties consult
24	with cities when developing their expenditure plans so that
25	was something the boards did to try to get in front of this,

somewhat complicated by the fact that under local statute the 1 2 local expenditure plans are not required to be completed until 3 after the election, in terms what we can do about this moving forward on the prior slide I talked about progress with staff 4 5 to staff convenings and an action item on the first part, 6 concerns with bahfa's 20% expenditure plan, we know we need to do our homework it's not just about reaching out to head to 7 8 the housing departments we need to be working with all of you with the cities and other board of supervisors early in the 9 process to identify issues and work to resolve them early. A 10 11 second piece is we have opportunity to build on the technical assistance we provided at the staff level and also consider 12 whether there MAY be adjustments to our statute that would 13 help facilitate the process of counties and cities working 14 15 together on local expenditure plans so I think that's just one 16 where at least it's worth thinking about whether we would like to revisit that. Let's go to the next slide. All right we're 17 getting close to done thank you all for bearing me here. In 18 terms of challenges another with stakeholder support. We had a 19 lot of stakeholders who did support and you have the letter if 20 your packet with 50 organizations that are still signing up to 21 support bahfa's state budget ask but we didn't reach consensus 22 with all the stakeholders and importantly with the business 23 and labor communities. So something to do moving forward here 24 is to know that we need earlier and ongoing decision making 25

1	with a broad set of stakeholders to fit into a big tent
2	coalition including business and labor groups. Moving on to
3	complexity, even just hearing me describe all of this should
4	recall the complexity of our statute. We have an 80% that goes
5	to the counties and 20% that stays at bahfa there is a split
6	between the three p's there is different rules for bahfa's 20%
7	then for the 80% that went back to the cities and counties
8	there is a complexity by design in the statute that created
9	significant communications challenge we had in terms of just
10	explaining in a clear straight forward way to our boards and
11	stakeholders we didn't get the chance to go to voters but we
12	anticipated that would have been a challenge to say clearly
13	what the measure would do we believe we made progress on that
14	by the end of the process of developing rm four and that can
15	build upon those efforts but we know we need to have clear
16	concise public education materials how does bahfa work,
17	regional measure work, staying on the line and with
18	campaigning activities just to explain the basic mechanics of
19	the impact. Timing all things described above and others we
20	got jammed towards the end. So there was a lot of negotiating
21	that was happening at the last minute that made it difficult
22	to make a pivot from the actual policy development process to
23	kind of finalize that and move forward toward the election.
24	And so what we have identified as an action item here is a go
25	no go checklist so we're clear older so we have what we need

in order for us to move forward assuming that we're the ones 1 doing this I'll note there is complexity tying into that 2 3 second to last bullet moving forward we're looking at citizen initiative then some of the decision-making authority will 4 5 actually not be held by the boards if it moves forward as citizen initiative the determination of the mechanism the 6 ballot question the amount et cetera those actually would be 7 8 set by the proponents of a measure. Whether that will happen, we have got to remain open as we move forward it could look 9 10 different depend which path we take. Last slide. Next steps. We're going to continue to advocate in sacramento for our 11 budget request. We are also moving forward with the strategic 12 planning process as you saw outlined that includes tomorrow 13 our first regional stakeholder webinar we have 100 folks 14 15 already registered we're working to schedule the lessons 16 learned briefings with campaign partners for module b then kicking off engagement with our technical advisory committee 17 for the housing finance, the new housing finance products in 18 module three then we expect to give you all a break at the 19 committee in JUNE then come back to you in JULY with the 20 21 preliminary results of our look at new financing products. Thank you very much. I am available for questions. 22 23 chair, belia ramos: thank you so much. I really appreciate the 24 thoughtfulness. And this is funny, illustration here, I feel 25

like that's the whole pattern that the success of bahfa is 1 2 going to look like, the non-linear windows right there because 3 that is in fact what it's going to take and I do very much appreciate the recognition of the work that we have to do. I 4 5 think one of the things, and I would love to hear greater input -- I think one of the things that I really like is this 6 checklist of the go, no go, and working back from -- I would 7 8 say -- and I would ask commissioner papan, once you chu that salad, for your input of -- I feel -- if I think back to these 9 10 moment moments, I think the last 90 days up to -- up to the -up to the filing of rm four, had a lot of moving parts and 11 discussions that could very much inform what that checklist 12 looks like. And I know from my part, and I have said this 13 before, I feel like so many of those things that happen in the 14 15 last 90 days, I would want them to be done a year before 16 filing. It seemed like there were so many things that should 17 have happened first that happened last. And I think it's really important for us to also consider that if the next 18 steps are a citizen's initiative, right, because bahfa only 19 has -- authority to go forward, if that's not the case, I want 20 21 us to really consider is it even our checklist, right? Right? If a citizen's initiative, at that point, I think what -- what 22 really would be necessary for this body, for these joint 23 committees is to actually be able to say what those norms are 24 that we would want included, similar to -- what do we call 25

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them on sb63? What? The pillars? Someone help me with my
1
2
    language here.
3
    speaker: principles?
4
5
    chair, belia ramos: principles. Thank you. I was really close.
6
    That maybe that's where we end up, that if, depending on what
7
8
    the landscape is looking like, if this is headed towards a
    citizen's initiative, there have got to be some principles
9
    that we are able to outline that maybe take that checklist and
10
    declare here is where our capacity is and here is where we
11
    feel is important. So, I'll first start off with my colleague,
12
    is there anything you wanted to add chair romero before we
13
    start calling on people?
14
15
16
    chair, carlos romero, abag hc: no. I think we should hear from
17
18
    chair, belia ramos: we'll start with -- I'm going to start
19
    with commissioner papan. And then we'll go around.
20
21
    gina papan: thank you. And thank you, chair ramos. Very good
22
    ideas here. MR. Saver, this was important. And the way you set
23
    it out, I think, was very reflective. I do agree, almost, your
24
    -- the game plan has to be laid out a lot sooner here. There
25
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1	are so many moving parts here, and the loss of trust was
2	really devastating to many. We can't afford that. We need that
3	moving forward here. And this bahfa has done great things,
4	and those really need to be emphasized as we move forward
5	here. I would suggest that the approach really is bringing
6	more of the cities and counties sooner not after the
7	stakeholders because these are the ones that are going to
8	medicate decisions these are the people we need on board and
9	you are correct to point out, labor and business, because they
10	will be the ones kind of pushing a campaign here. It's always
11	concerning when we're talking about voter initiative, because
12	we don't have much control after it leaves here. So, laying
13	the structural basis is going to be so important. And I think
14	the examples, I do hope we do get that 30 million. Because,
15	again, we have had some great wins. And some and I would
16	like to see them spread out. The pilot programs, with every
17	community they touch, then there is a reality here. I think
18	that was a lot of the problem is that so many people were
19	feeling, we have so many housing laws, they keep coming at us
20	like an avalanche, but what's happening? Why aren't things
21	being built." I think that was a part of the community
22	impression. You want to tax us, and you know, we're just not
23	seeing it. We just keep seeing every kind of new law coming
24	down here. And look, the locals are feeling this to no end
25	They one of the staff was by my jurisdiction and saw all of



the great developments recently. We have a lot of things that 1 are happening. Do I think that part of problem is, and I don't 2 3 know if -- I mean, we're dying for affordability here. Buildings are going up. They're not affordable. So, I don't 4 5 know how we can kind of get to that level. I don't have the magic one here. That is, I think, what makes the biggest 6 difference to a lot of people is affordability. And how we can 7 8 keep that going here. I think this time frame is important to get it right. And the changing circumstances happening all 9 around us are crazy. So I think we have to step carefully as 10 we move forward here. But I do appreciate the presentation. 11 Again, I think my main recommendation would be we emphasize 12 the areas you touched on. The jurisdictions in and of 13 themselves, then the labor and business part, I think that 14 15 would build a really strong foundation. Thank you. 16 chair, belia ramos: thank you. I'm going to go back and forth. 17 18 Commission are er abe-koga did you have your hand raised and you took it down. 19 20 margaret abe-koga: yes. I have to head out here to get to my 21 budget hearing so that's why I lowered my hand. Yes, I just 22 wanted to thank staff for the presentation. I think this is 23 important and a good time to be doing some strategic planning. 24 I actually had a basic question, and one if we are looking at 25



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a citizen's initiative, does that restrict us to only, like, a
1
    sales tax measure? I understanding was bond measures are not
2
    able to be done by citizen initiative. Or are we looking to
3
    change that legislation? Flush.
4
5
    daniel saver: through the chair.
6
7
8
    chair, belia ramos: yes.
9
10
    daniel saver: yeah that is correct commissioner, that if this
    were to proceed as a citizen initiative it would not be able
11
    to move forward as a general obligation bond. There are three
12
    other mechanisms that are currently authorized by our statute.
13
    So, those are a parcel tax, a gross receipts tax, and a head
14
15
    tax. So, currently, those three options would be the only ones
16
    on the table. I think, you know, something that has come up in
    prior meetings is if we're going to go and look at adding a
17
    citizen initiative, kind of authorization into our statute,
18
    would it be worthwhile to take another look at those options
19
    and see whether there is anything else we would want to add
20
21
    into the mix.
22
   margaret abe-koga: okay. Thank you. Yes, I think that's --
23
    that is a concern in light of the fact that we are looking to
24
25
    move ahead with the regional transportation sales tax
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measures. Even with that effort, we're hearing from local 1 2 jurisdictions. And I know in our county, too, we'll be hitting 3 the 10%. And I understand that we have an exemption, but it's really more about what the voters appetites would be. So, I 4 5 think that would be a big challenge. And I know the other 6 types of measures also have challenges too. So, I just think, right, we just need to be very realistic about what our 7 8 possibilities are going to be. I do appreciate the outreach that is being done. And I encourage all of that, as other 9 members mentioned, and you mentioned the 90 day -- last 90 10 days was, like, a full-on sprint and you know even though we 11 now have potentially three years it's really important to do 12 that relationship rebuilding, building, rebuilding now so we 13 are not going to be scrambling at the end like we did this 14 15 last time. Thank you 16 chair, belia ramos: thank you so much commission are abe-koga. 17 18 I do see some of our housing advocates and partners in the room that you can't see I think that's a great sign and having 19 these early discussions for us to be able to have a look back 20 21 at certainly geared towards us being able to ensure that we are in a good space. I think counsel nervous. 22 23 counsel, kathleen kane: want to for the record clarify that 24 commissioner abe-koga has confirmed that she'll be leaving her 25



location open so we're not losing any of our remote locations 1 and that goes for anyone else participating remotely as long 2 3 as it stays open even if you are not physically present we can continue with them. 4 5 chair, belia ramos: I do see the council member has departed. 6 So the location is open. Okay. I'm going to go around this 7 way, melgar. 8 9 myrna melgar: thank you. I had a couple questions, for the 10 presentation daniel that was really excellent, I'm wondering 11 you said during the presentation acknowledge there was a 12 mathematical mistake made and that we were addressing that 13 internally so I wanted to ask more specifically what we were 14 15 doing. It occurs to me, watching the genesis and evolution of 16 bahfa which is really great t is a different animal than transportation. And housing finance is very different than 17 transportation finance. And I'm wondering, sort of, what we're 18 doing to, sort of, grow capacity to, you know, shore that up 19 and also integrate it with the rest of what we're doing in the 20 21 agency. 22 23 andrew fremier: commissioner if you don't mind, andrew fremier, executive director, I I would like to handle that. We 24 have spent an awful lot of time focusing that mistake because 25

it did create some real challenges with trust. As daniel 1 mentioned there is a bunch of other items that also 2 3 contributed to problems but we did focus a lot of internal energy on that. I did, with the help of general counsel hire 4 5 an independent reviewer look at it and really interview folks as soon as we identified the problem. And I think the first 6 important thing to mention is that there is no evidence that 7 8 the mistake was exceptional or that anybody was trying to misdirect voters or policy makers. And that, I think, is a 9 comfort level. There was, though, definitely an internal break 10 11 down in terms of ensuring the numbers were checked. We do have 12 expertise in our finance area as well as some consultant support that we hired and if we had done a better job of 13 including them all wait through, I think we would have caught 14 15 that mistake. There are actually a lot of similarities to both 16 the transportation measure and the housing measure so we're 17 trying to apply lessons learned to both big functions. So going forward, I did want to identify a couple of things. One, 18 as you are all aware, we did reorganize the agency quite a bit 19 and daniel now is the clear owner of the housing portfolio and 20 alix bockelman, the chief deputy director is his supervisor. 21 That, I think has done a lot to make sure that our lines are 22 in order. We have also established -- we're starting to 23 establish an internal procedure that really follows the same 24 25 structure that we do for our contract approval where there are



actually sign-off flowers technical expertise in all areas 1 whether it's external support or internal staff members. And 2 3 then finally, which I actually think is an an important element we have been trying to do agency-wide to make sure 4 5 we're working on the right things is start to establish what we call a charter process that defines specific 6 responsibilities of the different workflows so people know 7 8 exactly what is their lane and they stay in it and we do think that will do a better job of also identifying when it's time 9 to take an offramp and to do and advise you in a different 10 way. So, we have a lot more confidence in how we're moving 11 forward at this time we recognize how important these two 12 elements of work are for your work and we are sincere in our 13 opportunities to rebuild that trust. 14 15 16 speaker: I never doubt it, can I be clear just to make sure I got it right, we have not added anyone with specific housing 17 expertise to the finance team but we have instituted new 18 policies and procedures if terms of checks and balances when 19 decisions are made so that people are looking at things in the 20 21 right way. 22 23 andrew fremier: correct I'll would like to say we do take the opportunity to get external support in technical areas that we 24

don't have expertise we will continue to do so, we actually 1 had the right people just didn't use them properly. 2 3 speaker: thank you. Second question I had is if we do go with 4 5 one of the options that we have for a citizen's initiative. 6 myrna melgar: again, I think the world of housing activists 7 8 and nerds is different than the world of transit nerds and it's a wider coalition of people who care about in stuff or 9 who touch this stuff and I'm wonder think what we're doing 10 maybe between now and 2028 to communicate, to motivate, to get 11 feedback to educate and get build capacity out in the field so 12 that we're ready for this. And especially if people, you know, 13 like, we're not going to have control once it gets to that 14 level to make sure that it's, you know, the partnership work. 15 16 daniel saver: yeah. I appreciate that question. And, so, I 17 18 think -- this is one where we have some track record to build on, we have spent a number of years to strengthen those 19 relationships in the housing side and your point is well taken 20 21 and andy's as well, there is some overlap in terms of expertise and from is a lot of different players and then 22 there is some overlapping players so we are going to be 23 doubling down on that. I actually reviewed the strategic 24 25 planning process as a really important teachability because

1 it's a way to invite people back in, you know, after, I think, the election cycle, last time, something I observed when 2 3 talking to a lot of people there is kind of a period of retreating and licking woupdz for a little while and I think 4 5 we're at a point now where a lot of folks are really interested in reengaging we have been able to leverage this to 6 engage a lot of those stakeholders, through, for example, the 7 8 support letter that you see. So, like, if you tack a look at that, it's over 50 organizations, lots of folks who are core 9 housing organization, a very different organizational map if 10 you will than some of the other folks we have worked with, and 11 that has been a great opportunity for us to reignite those 12 partnerships so I think that's the kind of thing that we're 13 currently doing and that we want to continue to do. We have --14 the last thing I'll say here is to, kind of, commissioner 15 16 papan's point, a lot of our programs that we're currently operating, they work with partnership with a variety of other 17 18 folks we have a couple of financing programs where we're actually giving money to the -- issuing loans to developers to 19 build affordable housing or to preserve affordable housing so 20 that's putting us in direct relationship with a lot of key 21 stakeholders doorway housing portal we're building that work 22 in close partnership with cities and counties so we're close 23 contact with a lot county and city housing departments that's 24 important to get more resources to bahfa the more we can keep 25

running our programs the more that we're going to be able to 1 do the kind of rallying that you described. 2 3 chair, belia ramos: okay. We'll go to commissioner fleming. 4 5 And then we'll do a few on zoom into with back and forth. 6 victoria fleming: okay. Thank you, chair. My question is about 7 8 the type of -- one of the observations that I had when we were ramping up to rm four was that a lot of stakeholders in my 9 10 county amongst elected fortunatelies in non-entitlement jurisdictions they had a lot of reservations because of the 11 way the structured relationship between the non-entitlement 12 jurisdictions in the counties where the counties had say over 13 the distribution of funds so I'm wondering going forward we 14 might be able to engage those folks, we're not in a marriage 15 16 counsel and can't fix relationships like I mean some of us 17 might be but I don't want to work -- at some point have been on the other side of the couch let me tell you --18 19 chair, carlos romero, abag hc: too much info. 20 21 victoria fleming: I'm just curious, if not I encourage you to 22 23 think about it. 24

daniel saver: I appreciate that point greatly this is an area 1 where there is more to be done and some of what we're seeing 2 now again kind of similar to what I said to commissioner 3 melgar we're working to deepen and broaden relationships that 4 5 we have including with a variety of cities I think this is one area, having bahfa situated within mtc abag family I think is 6 helpful so mtc and abag have relationships with a wide variety 7 8 of jurisdictions including entitlement jurisdictions so for example, on the mtc side we have recently provided housing 9 policy grants to a wide variety of cities several of which I 10 am aware of not entitlement, direct relationships related 11 issues starting point supporting local governments to do 12 housing policy reform if it's that description it's one 13 example of leveraging. 14 15 16 victoria fleming: that's great. The issue rev representing marriage counseling it's not us who struggles in the 17 relationship it's the cities don't trust the county and the 18 way we had it set up they were dependent on the counties for 19 their distribution and that's fine in san francisco where 20 they're one and the same for other municipalities they're not 21 going to trust us when we say don't worry your county is going 22 to get it. We need to figure out what types of assurances they 23 need to see put explicitly into the language so that they can 24

support us from an early part of this and not be a drag on the 1 2 process. 3 chair, belia ramos: thank you so much. I think one of the ways 4 5 in which abag on the other side can engage is we have greater 6 representation from the cities on the abag side. I think, also, again, I feel like a broken record is if this becomes a 7 8 citizens initiative return to source becomes something very different, from a property tax perspective, that was to the 9 county, whereas this if you are going to go for sales tax 10 measure through citizen's initiative return to source is it's 11 almost like it's a non --- almost a non-issue. I know in napa 12 county it would be a very completely flipped scenario. That 13 the jurisdiction that would have a direct entitlement also 14 15 would have even most of the revenue. So just something to 16 consider. Again, I think all of this is really informative towards those discussions of, you know, looks like there is a 17 lot of forks in the road if we go one way another more things. 18 I'm going to go to zoom then come back. I'm going to go with 19 supervisor fortunato bas. 20 21 nikki fortunato-bas: thank you, chair. And thank you to the 22 staff for preparing this presentation. I do think that it was 23 very responsive to our feedback at the last meeting. So I 24 appreciate the reordering of the modules and what was 25

1	presented today. I agree with a lot of what was presented, as
2	well as what was said, and maybe just to underscore a couple
3	things. Yes to needing the support of our counties and our
4	cities, and to have, you know, much more consensus, or
5	agreement leading up to putting something on the ballot. And
6	just given the representation that we have on abag and mtc, I
7	would be interested in thinking through what that could look
8	like at a future date, and certainly in alameda county, we
9	have members of both our board of supervisors and our cities
10	represented, but not all of our cities, of course. So that is
11	definitely an important issue, as is the stakeholder issue in
12	bringing labor business and other stakeholders, our affordable
13	housing developers together. I also agree with the go, no-go
14	checklist. I wonder if that could also include decision-making
15	points. I'm trying to think about what the overlay is between
16	now and 2028 to where some of our jurisdictions are looking at
17	ballot measures for 2026. Some of which MAY be related to
18	housing. Plus what we might put on the ballot in 2028. And I
19	would really like to have I'm sure staff already have this,
20	but maybe for a future meeting, some information just so that
21	we could see, across the bay area what is happening in each of
22	our counties as it relates to housing, as well as
23	transportation. And we can really think about how voters will
24	be reacting to a series of potential ballot measures over the
25	next 3 to 4 years. And I think that oh, and as it relates



to decision-making, I know that towards the end, before rm 1 four was taken off and withdrawn, it was -- it seemed like a 2 very compressed timeline, so, really laying out what that 3 decision-making looks like and what the touch points are, you 4 5 know, I believe that was a bahfa board decision, right? So, how does the abag housing committee, or executive committee 6 relate when not all of us are members of mtc or the bahfa 7 8 board, for example. Thank you. 9 chair, belia ramos: thank you. I think, you know, I -- again, 10 11 broken record. If it's a citizen's initiative, that did youality of abag and mtc, it's questionable. If it is 12 sponsored by bahfa, well, the legislation is already there to 13 require that did youality of participation. Council member 14 15 martinez-beltran? 16 yvonne martinez-beltran: thank you, chair. Thank you, 17 18 everyone. Daniel, for the presentation. This is great information. I love looking back and reflecting on this, and 19 you know, recalling the process through. Also, want to echo 20 21 other comments that have been made and agree with them. I, one, I want to say I'm hopeful that we get the 30 million for 22 the operations and the financing. I was trained as an urban 23 planner in new york city and I'm very familiar with the 24 organization there in my chdc and they have done really 25

1	impressive work. I can only hope that we will get there with
2	bahfa. So that's exciting, approximate hoping everyone will
3	support that as we're moving forward. I agree with you daniel
4	I think this is a great way talking about the strategic plan
5	to reopen things and to engage people now. I want to, I think
6	it's worth mentioning I really want us to start f we're doing,
7	regional I don't know how it will go but I would love to
8	see us focus more with the elected officials, most good
9	elected officials have a great grasp of what their
10	constituents are willing to support. And if you talk with
11	them, we build relationships with them and they will tell us
12	off the bat what are the challenges they're facing in their
13	communities what city measures, can't measures, special
14	district measures I think that's all really great information
15	to gather and with staff implements everything you know
16	definitely talking with them, as well, but I don't want to
17	forget that it's the elected official who is really are going
18	to be held accountable so they're very motivated to get this
19	done. So I wanted no encourage, like, looking at labor and you
20	talked about business, and I would say to the labor facilities
21	there are some pretty amazing labor facilities and giving
22	opportunity to see what they're doing learn from there and
23	that can also inform what might be some successful points
24	going forward, learning about their capabilities training and
25	programs, I have been to some of those and it's pretty

impressive. Also with workforce development similarly just 1 2 learning more about what different organizations are really 3 pushing that. I'm sure great reach with the governor's workforce efforts. I think that would help us be more 4 5 successful of the and then talking about county and cities and the percentage break out. It was certainly here in sunlit 6 chair county, things have changed. You know, cities are much 7 8 more responsible now for being held responsible with rhna and their goals for housing without the funding. So, for them, I 9 think it's very interesting. They're very interested in making 10 sure those dollars get to us, rather than being syphoned 11 through the county. So, that, I think is going to be one of 12 the first things we would have to absolutely address. And 13 that's pretty much it. Those were the main topics that I 14 15 wanted to share. And I just think dish thank all of you for 16 the work you're doing. 17 chair, belia ramos: thank you. Commissioner miley? 18 19 nathan miley: thank you. A few things. First of all, I believe 20 21 I have signed on to the letter. And I have asked my staff to get the board of supervisors to support the \$30 million 22 request so our lobbyists can work on it as well, so hopefully 23 that will provide some additional support in alameda county. 24 Now, I'm more interested in, daniel, the timeline with module 25

1c, because quite frankly, I don't think we're going to put it 1 2 on the ballot. I think a lot more attention needs to be paid there. Because having some experience with both measures, we 3 have put on the ballot as elected's and citizen initiatives, 4 5 you know in alameda county, we were sued around a citizen's 6 initiative so we have to be very careful there. That's one touch point. Secondly, the protocols, are the principles, the 7 8 framework, I think we need to get on that sooner rather than later. -- so with a citizen's initiative, they have a sense of 9 our thinking around that, thirdly, would mtc bahfa be the 10 entity that will, if it passes, be the governmental body that 11 will administer that? I know because you know, this is beyond 12 my knowledge base, because in alameda county with citizen's 13 initiative, ultimately, the board of supervisors, so, for the 14 15 region, who would do that? Is each county, bahfa, do you know 16 that just yet? What is the percentage of voters that need to qualify for a citizen's initiative? So, I just think, I, 17 particularly, want to see more time spent on informing us 18 around that. Because quite frankly, I don't think we're going 19 to go down the road of us putting on the ballot the more time 20 21 we spend on that I think we're spinning our wheels wasting our time to get down to the nuts and bolts, you think we have a 22 lot of time we don't have a lot of time that's kind of some of 23 my input at the moment just from my experience working on 24 25 these matters both from my county perspective, as a county

supervisor. So, I would much rather us focus more on that. and 1 2 I'm not saying put all our eggs in one basket but we're 3 wasting our time if we should be -- you know, talking about these other things, we need to focus on the principles, 4 5 protocols, framework that we can then pass on to the citizens 6 whose going to run that, organize that if it passes whose going to administer it, what's the number of signatures to 7 8 qualify for a citizen's initiative. Pulling it all together the marriage counsellor is not going to be easy because you're 9 not just talking about citizens, counties, cities, labor, you 10 have got to do marriage counseling with all of those entities 11 to figure this piece out so it's going to be much more 12 tremendous. That's where I think we need to spend more time 13 and the sooner we can get to that, I think in the time frame, 14 you said the fall? Okay. Because I really think that's where 15 16 we need to be doing. Do you want to give feedback on that daniel? Or counsel? 17 18 daniel saver: yes. I appreciate those questions and I'll look 19 to my counsel to make sure I'm not sticking my foot in my 20 mouth here. On a few -- first off, heard you on, you know, the 21 point about wanting more clarity on timeline if it's a 22 23 citizen's initiative f it's in the board's sphere, and policy makers and accelerate that work. In terms of questions, it's a 24 citizen initiative, if it's eye citizen initiative for bahfa, 25

number one we believe the path here would lead through 1 legislation in sacramento that would expressly authorize a 2 3 citizen initiative around our statute. The statute currently is silent on that. It could be that during that process, there 4 5 could be kind of more details in response to your questions 6 that get actually written into our statute. And that would become the governing law. So that's one point. I would, at 7 8 least, be operating on the general principle that if it's a citizen initiative trying to utilize mechanism available from 9 10 bahfa that the citizens would have the same authority as bahfa. So, are the citizens would be able to put an initiative 11 on that, that's authorized by our statute so they would have 12 to choose from the same men on your that all of you would have 13 to choose, from the expenditure plan rhna requirements would 14 15 be the same, et cetera, it's just the citizens would be the 16 ones to propose it then the other details would remain the 17 same generally speaking. I'm going to stop there and look at 18 counsel. 19 counsel, kathleen kane: no. I think it's all right and a fair 20 amount of it is thd through the legislative process, right? 21 Because as we learning from sb63 there are questions about how 22 many parameters are placed on legislature on what can be in 23 scope for citizen's initiative absent those parameters 24 25 citizen's have brought authority so once granted the



initiative power they can do pretty much anything they want 1 within that ambit some of the stuff would have to be worked 2 3 out through legislative process and with an eye towards making sure repeatedly stated I appreciate it once it's a citizen's 4 5 initiative it is the citizen's to carry and it's theirs to 6 write and carry so this body can carry that and take up that 7 torch in the same way. 8 nathan miley: yes it's going to be really important to get 9 clarity because we could be spinning our wheels and then 10 depending on what the citizen's come up w counsel, we have to 11 be careful what role, how we engage because otherwise we'll be 12 sued it could be held up or overturned there is a lot of 13 particulars we need to look at on that track particularly we 14 15 think that's the track we're going to end up on. 16 17 counsel, kathleen kane: I want to appreciate that statement 18 and I think hopefully we're all clear on that very distinct divide between this body's role and also the respective 19 board's, and the citizen's role and initiative and we have to 20 21 be very clear about that. You know, these early stage principle based discussions are things that we can do any 22 23 time. Realtime? This is within our jurisdiction as bahfa and abag exec and abag and so on to talk about these things but 24 once we start crossing into more of a question of how, that's 25

something where we will be watching that line helping you find 1 2 it, you know, as we go forward. 3 chair, belia ramos: I think commissioner miley's questions and 4 5 concerns definitely earn him a spot on the la trip. I am going 6 to go to council member ecklund. 7 8 pat ecklund: thank you very much this discussion has been very enlightening. When I was involved with the league of 9 california cities, for a language time, I was on the board for 10 10, 15 years, something like that, and I served as the 11 PRESIDENT Of league of california cities when we actually did 12 proposition la. And that passed in almost every county in the 13 state. And it was a hard list. But it really -- we really 14 15 worked it. I have some questions. Have we sat down and talked 16 with those who were opposed to this measure? And if not, why 17 not? 18 chair, belia ramos: I'm going to ask counsel to intervene on 19 this. I think this is the difficult part that rm four still 20 21 have some leftover litigation that we need to be cautious with. So, counsel? 22 23 pat ecklund: I'm not sure what that means. But [Laughter] I 24 just -- when I read some of the opposition, I just thought it 25



1 might be to our advantage to sit down and talk with them. But 2 I'm anxious to hear what counsel has to say. 3 counsel, kathleen kane: yes. So, we do -- we are still in 4 5 santa clara county court on a case that was filed against rm 6 four. That is, hopefully, going to be wrapped up. And I think as part of a lessons learned, you know, go forward, 7 8 understanding the places where these boards need to anticipate what issues are still alive, are ones that we would need to 9 10 consider going forward, but for purposes of, you know, some discussions right now, we do, until that litigation is 11 concluded, need to be somewhat careful in how we proceed, just 12 because we want to make sure that we keep the lines clean and 13 resolve that appropriately first. 14 15 16 pat ecklund: do you think that will happen this calendar year? 17 counsel, kathleen kane: from your lips to the judiciary's 18 19 ears, yes. 20 21 pat ecklund: okay good. We might want to think about having 22 some people that -- I don't know who it was, opposed to it that much, I read some opposition, but I think it would be 23 valuable for some of us, who were maybe not as -- on that 24 25 election, to maybe sit down and just have, openly, a dialogue.

And I would be glad to participate in that, I don't know 1 really what I'm volunteering for [Laughter] But, I -- you 2 know, I learned when I was PRESIDENT To the league, there is a 3 lot of elected officials that have different opinions about a 4 5 lot of things so we really worked very hard to really get those who were not supportive of putting a statewide ballot 6 measure on, we really worked hard before we even made the 7 8 steps to engage them. So, I'm just really curious about that. And the error, the mathematical error, that's really too bad. 9 Because then that, I think, tar niches us, even in this next 10 11 election. And I don't know -- and this is speaking, for somebody who wasn't involved as much as I should have been, 12 probably, but we might want to think about whether if there is 13 another organization, can we create another one or something, 14 15 I don't know. It seems like bahfa -- not, maybe we can try to 16 undo the negative perception that bahfa has but I'm not sure we're going to be able to, and I guess you guys have the best 17 understanding whether or not we're going to be able to 18 overcome that. But if we don't think so, I think we might want 19 to think about, maybe forming -- and this is what we did at 20 21 the league of california cities, we created city packs. And that was the advocating arm for the league of california 22 cities. So, anyway. From that experience. I also think that we 23 need to figure out how to get more buy-in from elected 24 25 officials, as well as other organizations. And actually go

county by county. Maybe simultaneously. And, so, have we also 1 done a document -- I mean, I would be very interested in 2 3 seeing it. What were the different arguments against rm four? What was the arguments against them? Against that measure? And 4 5 have we really looked at those issues and said, I maybe it's something this we need to do different -- (Sneezing) --6 anyway, at the cost of taxpayers, I think that's the 7 8 fundamental issue. Also, I think that cities and counties that MAY not have necessarily been on board, and so I didn't feel 9 like we had buy-in, I felt like I was at an arm's length or 10 away from the actual measure. And I'm not even though I'm full 11 really engaged, but I didn't feel like I was, so I think if we 12 can get elected officials especially city council members 13 because there's more of them time to get more engaged in it, I 14 think that will help. And the dialogue of the conflict 15 16 sometimes, between cities and counties is pretty huge, because it's not we don't trust the people who are in the positions, 17 it's just some of the decisions that the counties make, 18 necessarily, do not take into account what the cities need all 19 the time. And, so, of the counties holding the money does make 20 the cities feel really odd about trying to help fight for some 21 of that money. That dialogue, we really need to try to work 22 on, I think, and throughout the bay area f we're going to try 23 to win. Another question, did we tailor the ballot language 24



for each of the counties, or did the same ballot language for 1 2 each and can we have a different description? 3 chair, belia ramos: I think I'm going to stop this. Feel this 4 5 discussion is going into some particulars but what we really 6 are looking for is feedback on the strategic plan of how we're going to go about and address some of these. I think those 7 8 would be questions that would be more appropriate for the module 1b category. And the reflections back. Certainly, I'm 9 10 sure staff can provide those. But I really want to come back to the strategic plan and what is being presented here, and 11 the real question before us is if something missing and with 12 recognition I also have two more hands up, and we're really --13 I have asked a lot of you all. 14 15 16 pat ecklund: belia, just one more comment, I think three years 17 from now could be a totally different world and I think we need to keep that in the back of our head. 18 19 chair, belia ramos: that's why we're doing strategic planning. 20 21 Council member motoyama. 22 v. Chair, lisa motoyama, abaq hc: thank you. And thank you, 23 staff, for the really great discussion. One thing that you 24 mentioned as a strength is staff capacity. And given, sort of, 25



this uncertainty, and I know we have discussed how long the 1 2 current funding lasts, how are you feeling about staff 3 commitment? Because I think people leave and then all of our strength is gone. So I want to hope -- and I hope that maybe 4 5 you will request that of us to reinforce that this is really important work and that we're all really working hard to keep 6 7 it going. But where are we with staffing? 8 daniel saver: I appreciate that question. I got some of them 9 here in the room. You know, still supporting this item. I 10 guess I don't want to speak for them, but what I will say is 11 that this is why we are so focused. And what I think I heard 12 from all of you last time is to redouble our focus on trying 13 to secure funding for the operations of the agency so that we 14 15 can continue to make a difference through the existing 16 programs we have. And to keep great folks that we have got in order to deliver those. We are very focused on trying to, you 17 know, I don't want to say keep the heights on, because that's 18 making too little out of it. There is actually tremendous 19 impact that's being achieved by the great team you have got 20 here. And we would like to continue to make that impact. 21 Because we know the need is just as great. There some 22 uncertainty. But that is why we're laser focused on trying to 23 24 attract those resources. 25



chair, belia ramos: that's a great question. And one of the 1 2 things we have looked at is the creation of bahfa is really 3 temporary staffing to make sure we're able to get this done and that's why this push for funding is incredibly important. 4 5 Because decision points will come after we determine how long the current funding can carry us through. And even though we 6 have achieved some economies and been able to still do the 7 8 work, we need to be very mindful of what our legislative authority currently is. And what carb we have in the bank, for 9 sure. Council member campos, thank you for your patience. 10 11 pamela campos: so I want to make sure, is this the right time? 12 Because I noticed on the timeline, la trip, I think I heard 13 during the presentation that staff wanted feedback on the la 14 15 trip so is this the right time to comment on that? 16 chair, belia ramos: absolutely. And, unfortunately, I have 17 18 some more questions than answers. But thinking about that I'm curious about the goals, desires outcomes, ideas for 19 implementation, who would be going on the trip, members from 20 this body from mtc, from abag staff, what are our opportunity 21 to really flush out what the la trip will look like and then 22 what commitment we are asking for those who come back to share 23 knowledge? 24

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1 chair, belia ramos: that's a great question. And what I'll 2 say, those decisions, we have done these trips before, 3 commissioner schaff and myself, we had opportunity to go to vienna and to bring back information from some of our staff, 4 5 you know, this would not be dissimilar, I think the real question here is in the asking the questions, in terms of 6 value added for an organization that took the citizen's 7 8 initiative route. That's what's really different here. Lacasa was able to take the citizen's initiative route and create the 9 authority in la. Of course, it's the scale is incredible and 10 hard to put my -- wrap my mind around the scale of what 11 they're doing. You know, when I look at it, we don't -- it 12 wouldn't be like a decision made now, I think things that 13 would be important for leadership to consider in terms of who 14 15 does go is looking at who serves on these respective 16 committees. We look at geographical impact. We look at who you represent big and small. We look at people who have had 17 questions, not just cheerleaders. It's got to be a little bit 18 of everyone in the room. But, really being able to see what 19 those desired outcomes, but mostly what those unintended 20 consequences? Lacasa were, I think that's the most -- that's 21 where we learn the most of what they didn't expect, what they 22 weren't prepared for. And what being able to look at scale of 23 what they're doing and what could be achieved here. 24

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pamela campos: thanks I'm always interested in opportunity to 1 2 learn from what other communities are doing. So I'm grateful 3 for the leadership looking into this, and I again, look forward to having that knowledge because I think it's going 4 5 benefit everyone on this governing body to have a solid group of folks going to la and then bringing back those lessons 6 learned both what worked and department work. So those are my 7 8 comments. Thank you. 9 chair, belia ramos: council member ecklund, are you back on? 10 Okay. And commissioner schaff? 11 12 libby schaaf: thanks. I'm going to plus one a lot of things, 13 hopefully very quickly. Plus one going to la. I think I'm the 14 15 only one left who actually went to new york. And I can say, 16 with a high degree of certainty, I don't think bahfa would exist if we had not taken a trip to new york city. When you 17 can see how something actually is happening in the real-world, 18 it just changes your entire concept of what is possible. So, I 19 just -- I'm plus one to la. It's probably going to be a lot 20 21 less expensive and more appropriate to kind of this moment of from you fealty going to la. I have a free place to stay, if 22 that helps, and I also think it's an opportunity for us as the 23 kind of pioneers of regional housing finance authorities to 24 also form relationships with our potential allies in, who 25

1	knows, future lobbying with the state of california around
2	this very unique and effective model. So, I think the sooner
3	the benefit to going to la, and I hope the people who want to
4	go express that to the chairs who, obviously, appropriately,
5	make the decisions, but just cannot it's probably some of
6	the best money spent to actually see these things on the
7	ground approximate start forming forming alliances with people
8	who shared interest with us legislatively. And some other plus
9	ones I want to emphasize, I think chair ramos put it well that
10	we articulate principles as a way to think appropriately guide
11	what is likely to be a citizen's initiative and to the extent
12	that staff continues to give us guidance in how we
13	appropriately play a role in an assumed citizen's initiative
14	the sooner we get that guidance the better thank you for
15	lifting that up, and commissioner miley you made really great
16	points about understanding what granddaughter rails will exist
17	with legislation that probably it can enable a citizen's
18	initiative but what additional guardrails beyond that are
19	probably limited but it would be great to get some legal
20	advice sooner rather than letter so that we can have the
21	appropriate expectations about what our role kind of can and
22	can't be. And then gosh commissioner fleming, plus 100 to
23	marriage counseling, and that that's, you know, I think
24	that tension, it's part of what democracy is about that we
25	have different levels of government about that we have some



healthy tensions and dialogues. I think as we grapple with the 1 2 housing crisis, the homelessness crisis, I think that's where 3 the most tension has been. But it also is an amazing opportunity for us to better align our different resources so 4 5 that we're producing more. And I think this body has always played a very beautiful and powerful role in something that is 6 kind of needed beyond the work of this body. So, I know you're 7 8 tired of being a marriage counsellor, but maybe your skills could be called upon soon. Approximate then, I'm sure there 9 are more complements and plus ones that I owe my colleagues. 10 And do I have to say it's really fun to see couple member 11 campos. We have seen you for years as policy council member 12 campos of the so it's awesome to see that expertise now have a 13 vote. And then the last thing is, and I also want to 14 15 conditional that members of the campaign, both past and 16 probably future, are -- I know, taking notes and listening to everything that is being said today. I know there was a lot of 17 18 frustrate raising with this last process. And again, want to appreciate commissioner melgar for pointing out the one thing 19 that really was in our control that we f'ed up. And yes that 20 21 is a technical term. And I appreciate your really digging into, you know, making sure it doesn't happen again. And I 22 will say, so many of the things into commissioner papan -- I 23 know she's gone now -- like, her expressions of frustration, 24 and it was frustrating, and yet from someone who kind of had a 25

foot in both the official process and the campaign process, I 1 2 really want to acknowledge that so much of those things 3 frustrating things were really beyond our control, does the world that we live in and that's hard as elected officials 4 5 because our constituents expect us to control everything they hold us accountable for everything but I just want to say from 6 my perspective, you as staff with the one, and I thank you for 7 8 acknowledging the maya culpa, you really handled a very difficult and quickly evolving uncertain situation in really 9 an admirable way. And to the extent that we go forward with a 10 citizen's initiative, we will have to accept that we will have 11 even less control than we had this last time over this future 12 initiative, and giving up some control in order to actually 13 move the needle on this region's housing crisis is well worth 14 it. Thanks. 15 16 chair, belia ramos: thank you. I'll go back to council member 17 18 martinez-beltran. 19 yvonne martinez-beltran: thank you, chair. Those were really 20 great points. Thank you. I wanted to second down, because I 21 think we have to give some grace to bahfa. And I just -- you 22 want to make sure the mistakes, they were hard, I think they 23 were honest and they were learning mistakes as a newer 24 organization, you know, it might not be the last. And so, we 25

kind of take that on the chin and move forward. And have a 1 better understanding going forward. And, she's -- I mean, she 2 just said it so well, you know, losing some of the control in 3 order to move the needle forward is well worth it. I think, 4 5 we're using our cal cities our csac arms is really important and we had commission are schaff come and present to us at the 6 city's association, I think also going to the city councils, 7 8 and the supervisor's boards, even if it is a citizen's initiative. Especially, I think it would be great to have, and 9 encourage them, you know, maybe we, just simply serve as the 10 educators to help make sure that the narrative is not 11 misinformation. And then encourage them to go to the city 12 councils and then go to the supervisor's board. So that the 13 public and the colonel members and supervisor can hear from 14 15 the horse's mouth what is actually the initiative without the 16 narrative kind of being changed along the way. And so, you know, we have to realize, too, that there -- I mean, there are 17 arguments that are going to be made that could be loaded and 18 we just don't understand all of the backing to that. So, I 19 just wanted to put that out there. We're doing great work. 20 21 You're doing freight work. I'm excited to be on this committee now. This is my 50 first meeting. And thank you. 22 23 chair, belia ramos: thank you so much. I think that there is a 24 couple of -- I think we have gotten great direction. We are a 25

yes to la. We are. As we're road tripping with lib tow 1 wherever she's putting us up at, I think that there is a 2 couple things for us to really be mindful of. And we had heard 3 that -- I had the opportunity chat with secretary moss about 4 5 the changes that were, in fact, I just pulled it up on the MAY 6 revise, there is the new establishment of the california housing and homelessness agency, which includes, also, the 7 8 creation of the housing development and finance committee. So, game chamber, when the changer, when state of cal believes 9 that we now need to look at financing housing and addressing 10 homelessness this is a step in the right direction we need to 11 be nimble in our thinking of what that means but we also need 12 to do the hard work in terms of principles first. I think one 13 of the things -- we have learned this, we have people and 14 15 friend that have alumni from these organizations that have 16 gone on to the legislature and want to help us. And they get out in front of us sometimes. And I think the quicker that we 17 do the work, and we say where -- what quardrails do we need, 18 as commissioner miley said, and what -- what is going to be 19 helpful for bahfa to be that agency, to do the work, the 20 21 sooner we get on that, so that we can build coalitions and allies, you know, if this means that we get in front of the 22 bay area legislative caucus and we say, please pay for lunch 23 and we'll come and tell you what we're lookingality, happy to 24 25 do so. I think that we need to have those points of engagement



a whole lot sooner, as opposed to playing triage. Right? I 1 2 think that's what we have really heard. Everyone felt like 3 there was a lot of -- there was a lot of last minute fixing. Whereas if we can look at the front end of where we can 4 5 project, of what this world needs to look like for the future of housing and financing, of housing, and an incredibly 6 diverse and willing region, the better off we will be. We 7 8 will. We will. Yes. Okay. so, I'm going to wrap it up and say, 9 MADAM Secretary, if you will call FEBRUARY public comment? 10 board clerk: we have one public commenter inside the room. Ken 11 12 kirkey. 13 chair, belia ramos: two. Do you have your passport stamps 14 15 before entering the building. 16 speaker: good afternoon board members and staff ken kirkey 17 18 chief partnership officer with all home some of you know we're an organization that was started in 2020 to address the 19 region's homelessness challenges, I'm here on behalf of the 20 21 bay area housing for all coalition leadership team great 22 discussion it's nice to see the wheels are turning again. It's encouraging for the future. A couple of thoughts. One is we 23 encourage all of you to continue to norte of noter 24 regionalism. That's why our organization was created. I spent 25



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a lot of time at this regional level working with many of you.

And the last several years have been tough. Covid was tough. 2 3 There are a lot of -- there is a lot of engagement that didn't happen, relationships that frayed a bit and we need to work on 4 5 that and we stand ready to work with you on that moving forward. We support the staff's recommendation for the 6 strategic planning process. It's a good step forward. In terms 7 8 of getting bahfa to its next stage and we also are in support of the \$30 million request. And all home is one of the lead 9 organizations trying to move that forward on your behalf. So, 10 thank you. Look forward to, working with you more in the 11 future. Have a great day. 12 13 chair, belia ramos: thank you. We'll go online to zoom now. 14 15 16 board clerk: amanda ang. Please upunmute yourself. 17 speaker: thank you commissioners thank you for your time today 18 and to staff for the great presentation. I want to echo, you 19 know, what the baha leadership has said, which is we really, 20 as part of urban habitat, as an organization that I work for, 21 we think that regionalism is paramount to getting out of the 22 housing crisis to work together to do so. I also thought, 23 within the presentation, really heartened by the idea of a 24 citizen's initiative and how that opens up a door to money for 25

services. And I think, you know, our people need very 1 2 desperately, tenant protections. Commissioner papan said it 3 earlier that affordability is a real issue and across the bay area we have seen a real push for more tenant protections for 4 5 a lower rent cap, for all sorts of protections that we think 6 we need in order to stay housed and to prevent displacement. And I really want to emphasize, within the process of looking 7 8 at the citizen's initiative, to also look at how that expands bahfa's ability to fund programs. For example, like, bay area 9 wide rent registry similar to doorway where we could access it 10 for all different points regardless of where we live in the 11 bay area and think about how expansive use of funds could 12 bring more people in from labor from tenant protection groups 13 to feel the expansive use I think would be helpful to the 14 15 coalition so again appreciate all the work and commissioners 16 continue to keep pushing for this really important funding pot and hope you all feel the support that you have from 17 organizations like ours and so many in baha. Thank you 18 19 board clerk: there is no further public comment in the 20 21 boardroom or in the zoom space and no written correspond was received on this item. 22 23 chair, belia ramos: thank you. I'll it to my co-chair. 24 25

1	chair, carlos romero, abag hc: yeah. I'll try to brief. To
2	bastardize the sock ra tease dictum, the unexamined life is
3	not worth living I would say the unexamined balance measure or
4	revenue measure is not worth modifying it I think with we're
5	doing today is an examining I want to point out that staff's
6	ability I won't say attempt but staff's actual review of our
7	pluses and minuses is indicative of doing this if it's a
8	matter of fact if you look at the deficiencies if you want to
9	call them that's a two page presentation as opposed to the one
10	which you could have gone on about some of the good things
11	that happened some of the fact that we actually didn't
12	negotiate something with labor the fact that we actually had
13	in the end you know I think a decent resolution with the bay
14	area council we could go on all the pluses but you spent more
15	time on the things that we could improve and I think that
16	started then a rich and revel tore discussion among us all, I
17	mean I am now on my third page of notes from this discussion
18	which i think we will then flexibly you know, and spray
19	aspectively you know bring back to the smaller room
20	discussions and then bring back to this body by how we can
21	improve and move forward on what we hope is going to be a
22	successful, we assume, this point initiative in 2028 but all
23	of those decisions need to occur within the next year 18
24	months two years or so I'm very happy that this discussion
25	went as well as it went and that here recriminations we heard



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kind of constructive criticisms which is how we eventually, to

need nine county ballot, every one here, local advocacy group 2 3 regional knows that we need to address the crushing housing issues that we have in the nine counties bay area so to staff 4 5 to everyone here I really do appreciate the input and we are going to make this full push to a funding measure we get 6 funded whether it's 2028, I wont say -- thank you. 7 8 chair, belia ramos: thank you so much to my co-chair and thank 9 you to everyone for your discussion and engagement. I agree 10 with ken that it's nice to have the discussion again. I think 11 that we had a little period of trauma that we had to work 12 through. And some hurt feelings. But I think that the more 13 urgency we place upon ourselves, because as commissioner miley 14 15 said, that is not a long time. Weep have got a lot of work to 16 do, and I want to thank daniel saver and your bahfa team for all of your work in this, we appreciate it. And we appreciate 17 you sticking with us through this very unknown. and so for 18 your most anticipated item, is adjournment. The next regular 19 bay area housing finance authority oversight committee joint 20 meeting with abag housing committee is scheduled to be held 21 here at 375 beale street san francisco on wednesday JUNE 11th, 22 2025. Any changes to the schedule will be duly noticed to the 23 public. The joint meeting is now adjourned and you will say to 24



- 1 staff, you are going to want to survey committee members for
- 2 JULY attendance. We're going to have a problem. Thank

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