

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



MAY 22, 2024

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BAY AREA HOUSING FINANCE AUTHORITY

WEDNESDAY, MAY 22, 2024 9:40 AM

CHAIR, ALFREDO PEDROZA: CALLING TO ORDER THE BAY AREA HOUSING FINANCE AUTHORITY. MY NAME IS ALFREDO CHAIR, ALONG WITH NICK JOSEFOWITZ VICE CHAIR. THIS MEETING IS WEBCAST ON THE MTC WEB SITES. ROLL CALL.

CLERK OF THE BOARD: PEDROZA.

CHAIR, ALFREDO PEDROZA: HERE.

CLERK OF THE BOARD: JOSEFOWITZ.

V. CHAIR, NICK JOSEFOWITZ: HERE.

CLERK OF THE BOARD: ABE-KOGA.

MARGARET ABE-KOGA: HERE.

CLERK OF THE BOARD: AHN IS ABSENT. COMMISSIONER CANEPA?

DAVID CANEPA: HERE.



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

2

3 **CINDY CHAVEZ:** HERE.

4

5 **CLERK OF THE BOARD:** DUTRA-VERNACI?

6

7 **CAROL DUTRA-VERNACI:** HERE.

8

9 **CLERK OF THE BOARD:** EL-TAWANSY, WE'LL COME BACK TO YOU.

10 COMMISSIONER FLEMING?

11

12 **VICTORIA FLEMING:** HERE.

13

14 **CLERK OF THE BOARD:** COMMISSIONER GIACOPINI? COMMISSIONER
15 GIACOPINI IS PRESENT. COMMISSIONER GLOVER? IS HERE SOMEWHERE.

16 COMMISSIONER MAHAN IS ABSENT. COMMISSIONER MILEY IS ABSENT.

17 COMMISSIONER MOULTON-PETERS IS IN THE KITCHEN. COMMISSIONER

18 NOACK IS PRESENT AS WELL

19

20 **CHAIR, ALFREDO PEDROZA:** WE MOVED QUICKLY FROM ONE MEETING TO
21 THIS ONE THOSE COMMISSIONERS WILL BE COMING BACK PROMPTLY.

22

23 **CLERK OF THE BOARD:** COMMISSIONER PAPAN?

24

25 **GINA PAPAN:** HERE.



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1

2 **CLERK OF THE BOARD:** RABBITT IS ALSO HERE SOMEWHERE. RONEN?

3

4 **HILLARY RONEN:** HERE.

5

6 **CLERK OF THE BOARD:** THANK YOU. COMMISSIONER SCHAFF IS ABSENT.
7 SPERING?

8

9 **JAMES P. SPERING:** PRESENT.

10

11 **CLERK OF THE BOARD:** THAO IS ABSENT. QUORUM IS PRESENT.

12

13 **CHAIR, ALFREDO PEDROZA:** COMMISSIONER EL-TAWANSY, GO AHEAD.

14

15 **CLERK OF THE BOARD:** COMMISSIONER EL-TAWANSY WOULD LIKE TO
16 INVOKE AB2449. COMMISSIONER EL-TAWANSY?

17

18 **DINA EL-TAWANSY:** I'M REQUESTING TO PARTICIPATE REMOTELY UNDER
19 AB2449 DUE TO SOME BUSINESS NEEDS. I'M IN SACRAMENTO TODAY AND
20 TOMORROW AND AM AT THE CALTRANS HEADQUARTERS BUILDING AND
21 THERE IS NOBODY IN THE ROOM OVER 18.

22

23 **CHAIR, ALFREDO PEDROZA:** THANK YOU COMMISSIONER NOTED AS
24 PRESENCE. CHAIRPERSON'S REPORT. NO REPORT. MOVING TO ITEM
25 THREE CONSENT CALENDAR.



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2 **CLERK OF THE BOARD:** I HAVE RECEIVED NOTHING IN WRITING AND I
3 SEE NO MEMBER OF THE PUBLIC WITH THEIR HAND RAISED.

4

5 **CHAIR, ALFREDO PEDROZA:** BACK FOR A MOTION TO APPROVE THE
6 CONSENT CALENDAR?

7

8 **MARGARET ABE-KOGA:** MOTION TO APPROVE. ABE-KOGA.

9

10 **CHAIR, ALFREDO PEDROZA:** FIRST BY ABE-KOGA?

11

12 **JAMES P. SPERING:** SECOND.

13

14 **CHAIR, ALFREDO PEDROZA:** SECOND BY SPERING. ROLL CALL VOTE.

15

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

17

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

19

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

21

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

23

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

25



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

2

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

4

5 **CINDY CHAVEZ:** YES.

6

7 **CLERK OF THE BOARD:** DUTRA-VERNACI?

8

9 **CAROL DUTRA-VERNACI:** AYE.

10

11 **CLERK OF THE BOARD:** COMMISSIONER FLEMING?

12

13 **VICTORIA FLEMING:** AYE.

14

15 **CLERK OF THE BOARD:** THANK YOU. COMMISSIONER GLOVER? IS STEPPED

16 AWAY. COMMISSIONER MAHAN IS ABSENT. COMMISSIONER MILEY IS

17 ABSENT. COMMISSIONER MOULTON PETERS?

18

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

20

21 **CLERK OF THE BOARD:** THANK YOU. COMMISSIONER NOACK?

22

23 **SUE NOACK:** YES.

24

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



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1

2 **GINA PAPAN:** YES.

3

4 **CLERK OF THE BOARD:** RABBITT IS ALSO STEPPED AWAY. COMMISSIONER
5 RONEN? AND COMMISSIONER SPERING?

6

7 **JAMES P. SPERING:** AYE.

8

9 **CLERK OF THE BOARD:** HE IS A YES. THANK YOU. AND COMMISSIONER
10 THAO IS ABSENT. MOTION PASSES UNANIMOUSLY BY ALL MEMBERS
11 PRESENT.

12

13 **CHAIR, ALFREDO PEDROZA:** ALL RIGHT. SO, WE'RE GOING TO MOVE TO
14 ITEM 4A THIS IS BAY AREA HOUSING FINANCE AUTHORITY BUSINESS
15 PLAN. KATE HARTLEY, INFORMATION ITEM ONLY.

16

17 **KATE HARTLEY:** THANK YOU I'M GOING TO HAND IT OVER TO MY
18 ESTEEMED COLLEAGUE DANIEL SAVER.

19

20 **DANIEL SAVER:** GOOD MORNING, EVERYONE I'M DANIEL SAVER
21 ASSISTANT DIRECTOR FOR HOUSING AND LOCAL PLANNING PLEASED TO
22 BE PRESENTED THIS ITEM BEFORE YOU TODAY. FIRST TAKING A MOMENT
23 TO ACKNOWLEDGE THIS IS A MAJOR MILESTONE THAT WE ACHIEVED THAT
24 WE'RE REACHING TODAY NOT THE FINAL MILESTONE BUT IMPORTANT
25 PARTICULARLY MILESTONE TOWARDS LAUNCHING THE BAY AREA HOUSING



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1 FINANCE AUTHORITY AND SPECIFICALLY TO PURSUE A REGIONAL
2 HOUSING BOND ON THE NOVEMBER 2024 BALLOT THAT CAN HAVE A
3 TRANSFORMATIONAL IMPACT ACROSS ON YOU COUNTY ALL NINE COUNTIES
4 OF THE BAY AREA. THIS IS THE FIRST PRESENTATION OF THREE YOU
5 WILL RECEIVE TODAY RELATED TO THE 2024 REGIONAL HOUSING BOND.
6 THIS PRESENTATION WILL BE FOCUSING ON THE BUSINESS PLAN,
7 FOLLOWED THEN BY PRESENTATIONS BY DIRECTOR HARTLEY RELATED TO
8 THE EXPENDITURE PLAN AS WELL AS THE RESOLUTION TO PLACE A
9 REGIONAL HOUSING BOND ON THE BALLOT IN ALL NINE COUNTIES. I'LL
10 NOTE QUICKLY THAT THE PURPOSE OF THE MEETING TODAY IS IN PART
11 TO FULFILL A STATUTORY REQUIREMENT UNDER ENABLING LEGISLATION
12 WE MUST HAVE AN INFORMATIONAL MEETING ON TOPICS RELATED TO
13 PLACING THE MEASURE BEFORE VOTERS AT LEAST 30 DAYS PRIOR TO
14 THE BAHFA BOARD TAKING FINAL ACTION WE'RE FULFILLING THAT
15 STATUTORY OBLIGATION TODAY. BEFORE DIVING IN A REOPEN ROADMAP
16 OF THIS PRESENTATION. BEFORE DIVING INTO THE BUSINESS PLAN
17 STARTING WITH AN OVERVIEW OF ITEMS YOU'RE CONSIDERING TODAY,
18 TAKING A STEP BACK THEN SECOND HALF OF THE PRESENTATION I'LL
19 DRILL INTO THE BUSINESS PLAN ITSELF. NEXT SLIDE PLEASE. START
20 WITH THE FIRST HALF WHICH IS THE BROAD OVERVIEW AND TIMELINE
21 AND THE RELATIONSHIP BETWEEN THE VARIOUS ITEMS BEFORE YOU
22 TODAY. GO TO THE NEXT SLIDE. SO THIS GRAPHIC REPRESENTS THE
23 LAYERED APPROACH TO THE LEGAL AND REGULATORY FRAMEWORK FOR HOW
24 BONDS FUNDS COULD BE SPENT. ON THE LEFT SIDE THERE IS AN ARROW
25 GOING FROM TOP TO BOTTOM THAT INDICATES THAT AS YOU MOVE DOWN



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1 THIS INVERTED PYRAMID WE GET TOWARDS GREATER LEVELS OF
2 SPECIFICITY AND CLOSER TO PROJECT LEVEL FUNDING DECISIONS. AT
3 THE TOP, STATE LEVEL FRAMEWORK EVERYTHING WE DO MUST COMPLY
4 WITH THE STATE CONSTITUTION AS WELL AS WITH OUR ENABLING
5 LEGISLATION AND IT'S IMPORTANT TO NOTE THAT STATE LAW SETS A
6 LOT OF THE PARAMETERS FOR WHAT YOU WILL BE DISCUSSING TODAY.
7 SO, FOR EXAMPLE, THE SPLIT WHERE 80% OF FUNDS WOULD GO BACK TO
8 THE COUNTIES OF ORIGIN AND DIRECT ALLOCATION CITIES WHEREAS
9 20% RETAINED BY BAHFA, THAT'S SET IN THE STATUTE. MINIMUM
10 ALLOCATIONS OF 52% FOR PRODUCTION, 15% FOR PRESERVATION AND 5%
11 FOR TENANT PROTECTIONS WHERE ELIGIBLE SET BY STATUTE. SO THERE
12 IS A NUMBER OF POLICY DECISIONS, FUNDING POLICIES THAT ARE
13 LOCKED IN BY STATE LAW OVER WHICH YOU DO NOT HAVE DISCRETION.
14 ONCE YOU MOVE INTO THE MIDDLE BOX HERE ACTIONS TAKEN BY BOTH
15 THE BOARDS ABAG EXECUTIVE BOARD AND BAHFA BOARD ALL OF YOU TO
16 MOVE FORWARD WITH THE REGIONAL HOUSING BOND SEVERAL OF THESE
17 FOCUS ITEMS BEFORE YOU TODAY THESE INCLUDE POLICY DECISIONS
18 AND PRIORITIZATION OF THE REGIONAL POT OF FUNDS WHERE YOU DO
19 HAVE SOME DISCRETION. ITEMS IN THE TOP BOX NON-DISCRETIONARY
20 STATE LAW PARAMETERS WHEREAS BLUE BOX STILL SOME
21 IMPLEMENTATION OF THOSE NON-DISCRETIONARY PARAMETERS BUT THERE
22 IS SPACE FOR POLICY MAKING AS WE HAVE BEEN DISCUSSING WITH YOU
23 IN THE LAST COUPLE OF YEARS. FINALLY THE GREEN BOX AT THE
24 BOTTOM SIGNALS DETAILED NUANCES IN MISTAKES OF DISPENSING
25 FUNDS THAT WILL BE DETERMINED AFTER THE ELECTION ONCE WE KNOW



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1 THE MONEY IS INDEED AVAILABLE. SO, FOR EXAMPLE, WE EXPECT THAT
2 IF THE VOTERS WERE TO APPROVE A REGIONAL HOUSING BOND WE WOULD
3 BE ISSUING NOTICES OF FUNDING AVAILABILITY OR NO FUZZ THAT
4 WOULD HAVE MUCH MORE SPECIFIC SCORING CRITERIA FOR PROJECTS,
5 SET. WE HAVE THIS HERE JUST TO MAKE CLEAR THAT KIND OF THERE
6 WILL BE SOME DETAILS THAT ALL OF YOU WILL WORK OUT AS A BOARD
7 ALONG WITH ABAG IN THE FUTURE IF THIS FUNDING REALLY IS
8 AVAILABLE. NEXT SLIDE PLEASE. WE'RE GOING TO DRILL IN ON THE
9 MIDDLE BOX, WHICH IS THE OVERVIEW OF THE ITEMS THAT ARE NEEDED
10 TO MOVE FORWARD WITH THE BOND. SO, THE FIRST TWO THAT YOU SEE
11 HERE, THE INITIATING RESOLUTION, ARE AND THE ELECTION
12 RESOLUTION, SO WE'RE TRYING TO CREATE SOME NOMENCLATURE TO
13 DISTINGUISH BETWEEN THE DIFFERENT ACTIONS RELATIVE TO
14 RESOLUTIONS THAT MOVE THE BE ADOPTED BY THE ABAG EXECUTIVE
15 BOARD AS WELL AS BAHFA BOARD TO MOVE FORWARD WITH A VOTER
16 APPROVED BOND. STATUTE -- THE ACT ASSIGNS SPECIFIC ROLES FOR
17 EACH OF THE BOARDS WHEN IT COMES TO PLACING A MEASURE ON THE
18 BALLOT INCLUDING FOR EXAMPLE, A REQUIREMENT THAT ABAG ACT
19 FIRST. SO, YOU SEE HERE NUMBER ONE THE INITIATING RESOLUTION
20 THEN ABAG SPECIFICALLY ACTION ADOPTED BY THE ABAG EXECUTIVE
21 BOARD LAST MONTH ELECTION RESOLUTION TWO BEFORE YOU ONLY HAS
22 BAHFA IN PARENTHESIS CORRESPONDING ACTION THAT WOULD BE TAKEN
23 BY THE BAHFA BOARD SLIGHTLY DIFFERENT SCOPE UNDER STATUTE THE
24 BAHFA BOARD WILL BE DETERMINING BALLOT TEXT, DETERMINING THE
25 BALLOT MEASURE AND TAX RATE STATEMENT. NUMBER 3 AND 4 REGIONAL



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1 EXPENDITURE PLAN AND BUSINESS PLAN BOTH ADOPTED BY BOTH ABAG
2 EXECUTIVE BOARD AND BAHFA BOARD THOSE ARE THE SAME DOCUMENTS
3 HAVE TO BE PROVED BY BOTH BOARDS ESSENTIALLY. THOSE NUMBERS,
4 2, 3, AND 4 THAT YOU SEE ON YOUR SCREEN NOW THOSE ARE ITEMS
5 BUFFER TODAY JUST IN REVERSE ORDER. IF WE COULD GO TO THE NEXT
6 SLIDE PLEASE. THIS SHOWS THE PATHWAY OF APPROVALS. AND AS YOU
7 CAN SEE WE'RE ON THE PENULTIMATE STEP. ONE THING TO TAKEAWAY
8 FROM THE CHART YOU SEE HERE IS THAT THE MATERIALS BEFORE YOU
9 TODAY HAVE BEEN PRETTY HEAVILY VETTED. THERE HAVE BEEN MANY
10 ROUNDS OF DISCUSSION AND FEEDBACK WITH A VARIETY OF POLICY
11 MAKERS, AS WELL AS STAKEHOLDERS. AND, SO, ACTUALLY THERE ARE
12 MANY MORE MEETINGS THAT YOU DON'T SEE HERE. THIS IS JUST THE
13 FINAL SET OF APPROVALS. SO, FOR THE PRIOR SEVERAL YEARS, THERE
14 WERE MANY DISCUSSION ITEMS AND PRELIMINARY INCREMENTAL ACTIONS
15 THAT WERE TAKEN TO GET US TO WHERE WE ARE TODAY. AND THEN KIND
16 OF THE OTHER KEY THING TO TAKEAWAY HERE IS THAT NEXT MONTH IN
17 JUNE, AT YOUR BOARD MEETING, THAT IS THE FINAL ACTION TO MOVE
18 THE BOND FORWARD. SO, IF YOU DON'T ALREADY HAVE THAT DATE
19 CIRCLED ON YOUR CALENDARS, PLEASE DO SO WE'RE EXCITED ABOUT
20 THAT FINAL MILESTONE BEFORE THIS GOES TO THE BALLOT. SO, GO TO
21 THE NEXT SLIDE, PLEASE. THAT WAS THE LONG PREAMBLE, AND NOW WE
22 CAN DIVE INTO THE SPECIFICS OF THE BUSINESS PLAN ITSELF. LET'S
23 GO TO THE NEXT SLIDE. AND, SO, SOMETHING TO COMMUNICATE HERE
24 FOR THE BUSINESS PLAN, EVERYTHING THAT IS IN YOUR PACKET AND
25 THAT I'LL SHOW YOU IN THE NEXT COUPLE OF SLIDES, SHOULD BE



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1 FAMILIAR. YOU AS THE BOARD AS WELL AS MANY SERVING ON THE
2 BAHFA OVERSIGHT COMMITTEE HAVE SEEN THESE MATERIALS BEFORE AND
3 MORE SPECIFICALLY THE BAHFA BOARD HAS ALREADY APPROVED TWO OF
4 THE CENTRAL COMPONENTS OF THE BUSINESS PLAN, SPECIFICALLY. SO
5 WHAT WE'RE BRINGING BEFORE YOU TODAY IS A PACKAGING OF ALL OF
6 THE DIFFERENT COMPONENTS THAT HAVE BEEN CONSIDERED AT VARIOUS
7 POINTS ALONG THE WAY INTO ONE FINAL GLOSSY DOCUMENT WITH NICE
8 PHOTOS GRAPHICS COLORS, ET CETERA BUT THERE SHOULDN'T BE
9 ANYTHING NEW IN THAT DOCUMENT ITSELF. IMPORTANTLY THE LAST
10 BULLET ON THE SLIDE, THE ABAG EXECUTIVE BOARD DID UNANIMOUSLY
11 ADOPT THE FINAL BUSINESS PLAN IN APRIL. AS NOTED IN THE PRIOR
12 SLIDES THIS IS A DOCUMENT THAT MUST BE ADOPTED BY ABAG AS WELL
13 AS BAHFA TO A CERTAIN EXTENT THIS DOCUMENT IS FINAL. IF THERE
14 WERE TO BE CHANGES TO THE DOCUMENT WE WOULD HAVE TO GO BACK TO
15 GET CONCURRENCE FROM ABAG ON THIS. BUT WE HAVE TRIED TO DESIGN
16 THIS APPROVAL PROCESS SO THERE ARE NO SURPRISES. ALL MATERIALS
17 HAVE BEEN BEFORE AND YOU BEFORE THE COMMITTEES MULTIPLE TIMES.
18 LET'S GO TO THE NEXT SLIDE. SO, THE BUSINESS PLAN HAS BEEN A
19 PRODUCT OF MANY YEARS OF WORK FOR MANY DIFFERENT PEOPLE AND I
20 WOULD LIKE TO TAKE THIS OPPORTUNITY TO RECOGNIZE AND THANK THE
21 TREMENDOUS TEAM THAT WAS INVOLVED IN COMPLETING THE WORK. SO
22 THAT INCLUDES OUR CONSULTANT TEAM LED BY FORSYTHE STREET
23 PARTNERS INCLUDED A NUMBER OF SUBCONSULTANTS INCLUDING
24 OTHERING AND BELONGING INSTITUTE AT THE UNIVERSITY CAL STATE
25 BERKELEY AS WELL AS TURNER CENTER AT UC BERKELEY AND CAPITAL



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1 THAT'S SUPPORTING A LOT OF BOND SPECIFIC CALCULATIONS THERE IS
2 AN EQUITY WORKING GROUP 11 MEMBERS WHO MET SIX TIMES TO VET
3 AND COCREATE EQUITY FRAMEWORK THERE ARE PARTNERS STAKEHOLDERS
4 POLICY MAKERS, I WAS TRYING TO CALCULATE IT'S WELL OVER A
5 DOZEN PUBLIC MEETINGS WE HAVE HAD ON THE BUSINESS PLAN DURING
6 THE LAST SEVERAL YEARS. IN TERMS OF STRUCTURE THE BUSINESS
7 PLAN HAS FOUR SUBSTANTIVE CHAPTERS LEGISLATIVE BUSINESS
8 PLANNING OVERVIEW EQUITY FRAMEWORK SUMMARY FUNDING PROGRAM
9 SUMMARY AS WELL AS OPERATIONS ORGANIZATIONAL SUSTAINABILITY
10 CHAPTER THOSE ARE AUGMENTED BY APPENDICES THAT INCLUDE A LOT
11 MORE DETAILED INFORMATION PARTICULARLY ON EQUITY FRAMEWORK AND
12 FUNDING PROGRAMS. NEXT SLIDE. A KEY PART OF THE BUSINESS PLAN
13 IS TO HOLD TRUE TO THE CENTRAL PRINCIPLE OR THE CENTRAL
14 ANIMATING IDEA OF BAHFA, WHICH IS TO EMERGE AS A SELF-
15 SUSTAINING PUBLIC MORTGAGE LENDER THAT CAN BRING ABOUT SYSTEMS
16 CHANGE IN THE HOUSING FINANCE ECOSYSTEM WITHIN THE BAY AREA.
17 THIS IS WHAT WE HAVE TALKED ABOUT MANY TIMES BEFORE AS THE NEW
18 YORK MODEL. SO, BAHFA'S STATUTE IS DESIGNED TO GIVE BAHFA MANY
19 OF THE SAME AUTHORITIES THAT THE HOUSING DEVELOPMENT
20 CORPORATION HAS IN NEW YORK AND THAT WAS ONE OF THE SOURCES OF
21 INSPIRATION TO CREATE A REGIONAL HOUSING FINANCE AUTHORITY TO
22 BEGIN WITH. SO, IN THE GRAY BOX YOU SEE SOME OF THE
23 PERFORMANCE METRICS OF WHAT NEW YORK HHTC HAS BEEN ABLE AT
24 THIS POINT OVER FIVE YEARS BEEN ABLE TO ACHIEVE OVER 1.5 TO
25 \$2.7 BILLION OF DEBT ANNUALLY COMMITTING HUNDREDS OF MILLIONS



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1 OF DOLLARS OF SUBSIDY ANNUALLY FINANCING PROJECTS PRODUCING
2 UPWARDS EVER 10,000 MORE UNITS OF HOUSING EVERY SINGLE YEAR
3 AFFORDABLE HOUSING. IT WILL TAKE SOME TIME FOR BAHFA TO REACH
4 THOSE SAME METRICS WE'RE NOT EXPECTING TO IMMEDIATELY JUMP IN
5 WITH THOSE NUMBERS BUT GOAL OVER TIME TO EVOLVE TOWARDS A
6 SYSTEM WHERE BAHFA IS FINANCIALLY SELF-SUSTAINING AND NOT RELY
7 UPON TAX PAYERS TO REAUTHORIZE TAXES THAT CAN FINANCE
8 AFFORDABLE HOUSING. WHILE THIS TOOK NEW YORK SEVERAL DECADES
9 TO GET TO THIS LEVEL WE DO HAVE ONE OPPORTUNITY THAT NEW YORK
10 DIDN'T HAVE WHICH IS THE ABILITY TO CAPITALIZE INITIALLY
11 THROUGH THE GENERAL OBLIGATION BOND SO WE HAVE OUR BUSINESS
12 PLAN CONSULTANTS IN THE WORK IN NEW YORK INCLUDING ONE OF
13 THOSE FOLKS, THIS HAS BEEN FRONT OF MIND HOW TO SET BAHFA WAS
14 ALL FOR SUCCESS AND LEVERAGE WINS AND LESSONS FROM NEW YORK
15 AND APPLY THEM TO THE BAY AREA IS THAT ACTUALLY WE'RE
16 ANTICIPATING WE MAY BE ABLE TO ACHIEVE SELF-SUSTAINING
17 SUSTAINABILITY MUCH QUICKER. WE STRESS TESTED FOR A VARIETY OF
18 SCENARIOS THAT INDICATE THE POSSIBILITY THAT OVER 15 TO 20
19 YEARS WITH A \$20 BILLION BOND BAHFA GENERATING \$450 MILLION
20 NET REVENUE THAT COULD BE REINVESTED INTO OUR COMMUNITIES
21 LEVERAGE ADDITIONAL RESOURCES OF CAPITAL ET CETERA. THAT'S A
22 MODEL NOT A PROMISE WE HAVE TO MOVE THE BOND FORWARD THEN
23 SUCCESSFULLY IMPLEMENT IT. BUT IT DEMONSTRATES THIS IS A
24 VIABLE PATH THAT IT'S NOT JUST AN IDEA. WE LOOKED AT THE
25 NUMBERS AND MODELED IT OVER DECADES TO MAKE SURE WE'RE ON THE



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1 RIGHT PATH. IF YOU GO TO THE NEXT SLIDE. THIS WILL BE THE LAST
2 ONE. THIS SLIDE TRIES TO VISUALLY PRESENT THE TRAJECTORY I
3 DESCRIBED. IN THE EARLY YEARS YOU SEE HERE, 2 TO \$4 BILLION IN
4 GO BONDS MANAGED REGIONALLY DEPENDING WHETHER TEN OR \$20
5 MILLION BOND WHICH WE'LL GET INTO LATER TODAY STARTING OFF BY
6 INCREASING THE CAPACITY OF ALL OF OUR JURISDICTIONS WITHIN THE
7 BAY AREA TO MOVE HOUSING FORWARD, PROVIDING TECHNICAL
8 ASSISTANCE AS WELL AS LEADERSHIP IN THE NEAR-TERM TO PROVIDE
9 VARIETY OF FINANCING PRODUCTS URN THE PROGRAM SUBSIDIES,
10 GRANTS BEING ABLE TO MOVE FORWARD WITH DOORWAY WHICH WAS
11 DISCUSSED TODAYS IN RELATION TO STATE LEGISLATION OVER TIME
12 WE'LL BE ABLE TO MOVE FROM GENERAL OBLIGATION BONDS OUR
13 PRIMARY SOURCE OF FINANCING TO A DIVERSIFIED SET OF REVENUE
14 STREAMS INCLUDING INTEREST AND FEES. OVER TIME BAHFA CAN
15 EMERGE INTO THIS PUBLIC MORTGAGE LENDER SIMILAR TO THE NEW
16 YORK MODEL HAVING A TRACK RECORD OF SUCCESS, CREDIBILITY
17 FINANCIAL STRENGTH THAT WILL ENABLE US TO CHANGE THE FINANCING
18 SYSTEM. WHICH MANY OF YOU IN PRIOR MEETINGS HAVE TALKED ABOUT
19 THIS AS ONE OF THE MOST EXCITING PIECES OF THE WORK WE'RE
20 MOVING FORWARD TOGETHER THEN OVER TIME WITH THE INCREASED SET
21 OF REVENUE STREAMS WE'LL BE ABLE TO OFFER A LARGER SET OF
22 PROGRAMMATIC INVESTMENTS AS WELL AS FINANCIAL PRODUCTS TO
23 SERVING VARIETY OF TYPES OF HOUSING NEEDED HERE IN THE BAY
24 AREA. WITH THAT HAPPY TO ANSWER QUESTIONS
25



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1 **CHAIR, ALFREDO PEDROZA:** THERE IS 4A, 4B AND 4C SO PICK WHERE
2 YOU WANT TO MAKE COMMENTS. THEN THERE IS 4D TOO. COMMISSIONERS
3 ANY COMMENTS? COMMISSIONER CHAVEZ?

4

5 **CINDY CHAVEZ:** I KNOW WE HAVE A LOT OF SPEAKERS, TOO, AND I
6 WONDER IF WE COULD JUST HEAR ALL OF THE PRESENTATIONS. I KNOW
7 THAT'S A LOT BUT IT MIGHT BE EASIER THAN RUNNING YOU AROUND A
8 MULBERRY BUSH FOR EVERYONE.

9

10 **CHAIR, ALFREDO PEDROZA:** I LIKE THAT SUGGESTION.

11

12 **CINDY CHAVEZ:** THEN WE CAN WEIGH IN SO THAT WE'RE NOT HARMING
13 ANYBODY.

14

15 **CHAIR, ALFREDO PEDROZA:** LET'S PROCEED.

16

17 **CLERK OF THE BOARD:** BROADCAST TEAM WOULD YOU PLEASE UP BRING
18 UP THE NEXT PRESENTATION? THANK YOU. LONG PAUSE

19

20 **KATE HARTLEY:** KATE HARTLEY, DIRECTOR OF BAHFA. THANK YOU BOARD
21 MEMBERS. I'M VERY HAPPY TO BE HERE TODAY TO PRESENT THIS
22 PENULTIMATE PRESENTATION OF OUR EXPENDITURE PLAN. LIKE THE
23 BUSINESS PLAN, THIS HAS BEEN VETTED MANY, MANY, TIMES OVER TWO
24 YEARS. SO, IT WILL BE FAMILIAR. I HAVE A BRIEF DECK FOR YOU,
25 BECAUSE YOU ARE FAMILIAR WITH THIS, AND I WANT TO ALSO OFFER



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1 MY THANKS TO THE BOARD, TO THE ABAG EXECUTIVE BOARD, TO ALL
2 THE MANY STAKEHOLDERS WHO GAVE US GUIDANCE, INPUT,
3 CONSTRUCTIVE CRITIQUES, AND WHO REALLY HELPED US TO SHAPE THIS
4 EXPENDITURE PLAN. NEXT SLIDE PLEASE. ADOPTION OF THE PLAN IS
5 REQUIRED BY OUR STATUTE. THIS WAS APPROVED BY THE JOINT
6 HOUSING COMMITTEES ON APRIL 10TH. IT WAS UNANIMOUSLY APPROVED
7 BY THE ABAG EXECUTIVE BOARD ON APRIL 18TH. NEXT SLIDE PLEASE.
8 OF THIS IS THE BOARD'S DECISION, OF COURSE, BUT WE HAVE
9 WRITTEN THE DOCUMENTS, ASSUMING A \$20 BILLION EXPENDITURE --
10 \$20 BILLION BOND FOR THE REGION. IF CONFIRMED WE WOULD
11 DISTRIBUTE PROCEEDS OVER APPROXIMATELY SEVEN INDIVIDUAL
12 ISSUANCES. THE EXPENDITURE PLAN PLANNING PROCESS IS A FIVE-
13 YEAR PERIOD PER STATUTE. SO, THAT MEANS THIS INITIAL
14 EXPENDITURE PLAN PROSES SEVEN ISSUANCES OR ABOUT 30% OF OUR
15 FUNDS. NEXT SLIDE. A REQUIRED ELEMENT OF OUR EXPENDITURE PLAN
16 IS TO SHOW WHO WE'LL SERVE BY INCOME LEVEL. WE EXPECT TO
17 DEVOTE APPROXIMATELY 44% OF OUR FUNDS TO EXTREMELY LOW AND
18 VERY LOW-INCOME HOUSEHOLDS. THE BALANCE -- THAT'S FOR
19 PRODUCTION. THE BALANCE FOR PRODUCTION FUNDS FOR LOW-INCOME
20 HOUSEHOLDS AND FOR PRESERVATION BECAUSE OUR COMMUNITIES BASED
21 ORGANIZATION PARTNERS, WHO WILL BUYING WITH BAHFA PROCEEDS,
22 BUILDINGS AND CONVERTING THEM TO PERMANENT AFFORDABLE HOUSING
23 AND REHABBING THEM, THEY TAKE THOSE RESIDENTS WHERE THEY FIND
24 THEM. WE THEN WILL BE SERVING A BROADER RANGE OF HOUSEHOLD
25 INCOMES FROM PEOPLE WHO HAVE NO INCOME, ALL THE WAY TO



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1 HOUSEHOLDS WHO EARN 120% OF AREA MEDIAN INCOME. NEXT SLIDE.
2 YOU HAVE SEEN THIS SLIDE MANY TIMES. IT INCLUDES THE FUNDING
3 PRIORITIES THAT THE JOINT HOUSING COMMITTEES PREVIOUSLY
4 APPROVED AND THE ABAG EXECUTIVE BOARD UNANIMOUSLY APPROVED IN
5 APRIL. OUR GOAL IS TO CREATE EQUITABLE FUNDING PROGRAMS AROUND
6 THE REGION. TO DO THAT, WE WILL BE INVESTING PRODUCTION
7 FUNDING IN EVERY COUNTY BASED ON A RETURN TO SOURCE TARGET.
8 AND WE'LL PRIORITIZE IN OUR NOTICES OF FUNDING AVAILABILITY
9 HOUSING FOR THOSE WHO NEED IT THE MOST. PERMANENT SUPPORTIVE
10 HOUSING AND HOUSING FOR EXTREME HE LOW-INCOME HOUSEHOLDS. NEXT
11 SLIDE. AS PREVIOUSLY APPROVED AND THIS WAS THE RESULT OF MANY
12 CONVERSATIONS WITH LABOR REPRESENTATIVES WITH STAKEHOLDERS AND
13 WITH AFFORDABLE HOUSING DEVELOPERS OUR EXPENDITURE PLAN
14 INCLUDES LABOR STANDARDS. THESE ARE PAYMENT OF PREVAILING
15 WAGES WITH ENFORCEABLE RIGHT OF ACTION, FOR DEVELOPMENTS OVER
16 50 UNITS, TRAINING AND HEALTH CARE, AND THAT IS IN THE
17 TRAINING, USE OF APPROVED APPRENTICESHIP PROGRAMS. FOR
18 PRESERVATION, WE'LL HAVE ONE STANDARD FOR SMALL DEVELOPMENTS
19 WHICH OFTEN HAVE A VERY DIFFICULT TIME MEETING FINANCIAL
20 FEASIBILITY AND A DIFFERENT STANDARD FOR LARGE PROJECTS WITH
21 SUBSTANTIAL REHAB SCOPES. NEXT SLIDE. TO ENSURE FAIR AND
22 EQUITABLE PROTECTIONS FOR CONSTRUCTION WORKERS THROUGHOUT THE
23 REGION, OUR EXPENDITURE PLAN RESOLUTION DIRECTS STAFF TO WORK
24 WITH THE CALIFORNIA STATE LEGISLATURE TO AMEND OUR ACT TO
25 PROVIDE BAHFA WITH THE AUTHORITY TO IMPOSE STRONG LABOR



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1 STANDARDS ON THE CITIES AND COUNTY'S USE OF BOND PROCEEDS. AND
2 YOU DISCUSSED THIS. THE MTC COMMISSION DISCUSSED THIS EARLIER
3 TODAY. WE'LL KEEP THE COMMITTEES AND BOARDS INFORMED OF
4 PROGRESS ON THAT MEASURE. WE'LL RETURN TO THE BOARDS WITH AN
5 AGENDA ITEM ADOPTING LABOR STANDARDS AS ESTABLISHED BY THE
6 STATE, AND, ALSO, ASSUMING BAHFA'S LABOR STANDARDS ARE ADOPTED
7 AS A BASELINE FOR THE REGION, IMPLEMENTATION OF THESE
8 STANDARDS WILL INCLUDE A CARVE-OUT OR SAFE HARBOR SO THAT ANY
9 COMMUNITY COUNTY CITY OR PROJECT THAT ADOPTS A PROJECT LABOR
10 AGREEMENT FOR A JURISDICTION OR PROJECT THE PLA LABOR
11 STANDARDS WILL APPLY IN THAT CASE. NEXT SLIDE. THAT IS THE
12 SUMMARY OF OUR EXPENDITURE PLAN, AND WE CAN GO ON TO THE NEXT
13 ITEM. COULD I HAVE THE FINAL PRESENTATION LOADED? LAST BUT NOT
14 LEAST. AND THIS IS WHAT WE HAVE ALL BEEN WAITING FOR, THE
15 DECISION TO PLACE A \$20 BILLION GENERAL OBLIGATION HOUSING
16 BOND ON THE NOVEMBER BALLOT. NEXT SLIDE, PLEASE. AND NEXT
17 SLIDE. BAHFA HAS THE AUTHORITY TO TAKE THIS ACTION THROUGHOUT
18 POWERS GRANTED TO IT BY OUR ENABLING STATUTE. ON APRIL 18TH
19 THE ABAG EXECUTIVE BOARD UNANIMOUSLY AND ENTHUSIASTICALLY
20 APPROVED THE INITIATING RESOLUTION THAT DANIEL DESCRIBED IN
21 HIS PRESENTATION TO SUBMIT A BALLOT MEASURE TO VOTERS. NEXT
22 SLIDE. THE BALLOT LEGAL DOCUMENTS ARE REQUIRED TO CONFORM OF
23 COURSE TO OUR ENABLING STATUTE TO THE CALIFORNIA CONSTITUTION
24 AND IF WE ARE ABLE TO TAKE ADVANTAGE OF ASSEMBLY
25 CONSTITUTIONAL AMENDMENT NUMBER ONE AND THE LOWER VOTER



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1 THRESHOLD THERE, OUR BALLOT DOCUMENTS MUST BE IN CONFORMANCE
2 WITH ACA 1. NEXT SLIDE. OUR REGIONAL HOUSING FINANCE ACT
3 REQUIRES THAT OUR BALLOT MEASURE BE VERY LEGALLY PRECISE AND
4 INCLUDES CERTAIN INFORMATION. IT IS NOT A PLACE OF DISCRETION,
5 BUT IT IS THE LEGAL DOCUMENT THAT REQUIRES VERY SPECIFIC
6 STANDARDS AND LANGUAGE. WE ARE REQUIRED TO INCLUDE A STATEMENT
7 OF PURPOSE AND GOALS, WHAT WE'LL BE SPENDING THE BONDS ON HOW
8 MANY HOMES WE'LL BUILD AND PRESERVE, WHAT FUNDING AMOUNTS WILL
9 GO TO EACH COUNTY, AND HOW OUR DECISION-MAKING AND
10 ACCOUNTABILITY WORKS. AND WE HAVE FULFILLED THOSE STATUTORY
11 REQUIREMENTS AND CONSTITUTIONAL OBLIGATIONS IN OUR BALLOT
12 DOCUMENTS. NEXT SLIDE. THERE ARE TWO OUTSTANDING ISSUES FOR
13 YOUR CONSIDERATION TODAY AND IN JUNE. THE ABAG EXECUTIVE BOARD
14 APPROVAL OF THE INITIATING RESOLUTION CAME WITH A STRONG
15 RECOMMENDATION FOR A \$20 BILLION BOND VALUE. AND IT'S WHY OUR
16 DOCUMENTS REFLECT THAT, BUT THAT IS YOUR DECISION. AND, AGAIN,
17 THE AMENDMENTS TO ACA 1 ARE CURRENTLY BEING CONSIDERED IN
18 SACRAMENTO. WE'LL NEED TO ENSURE CONFORMANCE WITH ACA 1 IN
19 ORDER TO TAKE ADVANTAGE OF A LOWER VOTER THRESHOLD. NEXT
20 SLIDE. WITH YOUR APPROVAL, WE WILL RETURN ON JUNE 26TH AND ASK
21 THAT YOU ADOPT A RESOLUTION TO PLACE THE HOUSING MEASURE ON
22 THE NOVEMBER BALLOT. AND THAT CONCLUDES THE PRESENTATION. AND
23 I THINK WE'RE READY FOR DISCUSSION.
24



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1 **CHAIR, ALFREDO PEDROZA:** THANK YOU, MISS HARTLEY. DO
2 COMMISSIONERS HAVE ANY QUESTIONS. COMMISSIONER CANEPA.

3

4 **DAVID CANEPA:** MY QUESTION IS, ACA 1 PROVIDES THAT THERE HAS TO
5 BE MANDATED OVERSIGHT COMPONENT OF THE GENERAL OBLIGATION
6 BOND. YOU CAN SPEAK TO THAT A LITTLE AND HOW THAT IS, SORT OF,
7 GOING TO BE IMPLEMENTED?

8

9 **KATE HARTLEY:** YES. ACA 1, THE LANGUAGE WE HAVE NOW DOES
10 REQUIRE A CITIZEN'S OVERSIGHT COMMITTEE. WE THINK THAT'S
11 GREAT. WE WILL -- ARE PROCEEDING WITH THAT. WE WANT TO MAKE
12 SURE THAT THE CITIZEN'S OVERSIGHT COMMITTEE IS STRONG AND THAT
13 ITS CREATION BY THE BAHFA BOARD AND THE ABAG EXECUTIVE BOARD
14 IS DONE IN A MANNER THAT'S TRANSPARENT AND THOROUGH. SO WE
15 HAVE ACTUALLY ENGAGED A CONSULTANT TO DO STAKEHOLDER OUTREACH
16 AND TO COLLECT BEST PRACTICES IN A MEMO WE BRING BACK TO THE
17 BOARD TO INFORM YOUR DECISION-MAKING WE'RE I SUPPORT OF THAT
18 STRONG PROCESS AND IT IS UNDERWAY NOW.

19

20 **DAVID CANEPA:** THANK YOU VERY MUCH. THAT'S GREAT TO HEAR. IF
21 YOU COULD JUST CONTINUE TO KEEP US APPRISED, I THINK IT'S
22 REALLY IMPORTANT. YOU KNOW? BECAUSE THESE ARE TAXPAYER
23 DOLLARS, HAVING THAT OVERSIGHT IS CRITICAL. THANK YOU.

24



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1 **CHAIR, ALFREDO PEDROZA:** ALL RIGHT. LET'S TAKE A BREAK FROM
2 COMMISSIONER COMMENTS AND GO TO PUBLIC COMMENT. MEMBERS HAVE
3 BEEN PATIENTLY WAITING. BECAUSE WE DID COMBINE ALL ITEMS WE'RE
4 GOING TO ALLOW UP TO 90 SECONDS FOR PUBLIC COMMENT, PER
5 SPEAKER.

6

7 **CLERK OF THE BOARD:** THANK YOU. WE'LL START IN-HOUSE. THE FIRST
8 SPEAKER WILL BE RON BROWN FOLLOWED BY MATT REGAN.

9

10 **CHAIR, ALFREDO PEDROZA:** IF I MAY ASK EVERYONE WHO WANTS TO
11 SPEAK, IF YOU COULD RAISE YOUR HAND SO WE CLOSE THE ELEMENT OF
12 WHEN PEOPLE CAN RAISE THEIR HAND.

13

14 **CLERK OF THE BOARD:** THANK YOU, MR. CHAIR.

15

16 **SPEAKER:** THANK YOU FOR THE OPPORTUNITY TO SPEAK. MY NAME IS
17 RON BROWN, AND I AM A MEMBER OF THE MARIN ORGANIZING
18 COMMITTEE. WE ARE PROUD TO BE MEMBERS OF BAY AREA HOUSING FOR
19 ALL AND THE NEWLY FORMED HOUSING FOR ALL MARIN COALITION.
20 MARIN SUFFERS PERHAPS MOST, MORE THAN MOST OF THE BAY AREA
21 FROM LACK OF AFFORDABLE HOUSING. 40,000 WORKERS COMMUTE INTO
22 MARIN EACH DAY, ABOUT 1/3 OF OUR WORKFORCE, FIRST RESPONDERS,
23 CAREGIVER, TEACHERS AND WORKERS IN OUR SHOPS, CAUSING HORRIBLE
24 TRAFFIC PROBLEMS AND HEAVY BURDEN IN OUR ENVIRONMENT. THESE
25 COMMUTERS DESERVE TO WORK NEAR WHERE THEY LIVE AND WE ALL NEED



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1 TO HAVE THE WORKING NEAR WHERE THEY LIVE. WE URGE YOU TO KEEP
2 THE BOND MEASURE MOVING FORWARD. WE CANNOT LOSE THIS ONCE IF A
3 GENERATION OPPORTUNITY. THANK YOU.

4

5 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS MATT REGAN FOLLOWED
6 BY APRIL ATKINS.

7

8 **SPEAKER:** CHAIR PEDROZA, COMMISSIONERS MATT REGAN WITH THE BAY
9 AREA COUNCIL. I'M HERE, ALSO, SPEAKING ON BEHALF OF THE
10 BUILDING INDUSTRY ASSOCIATION OF THE BAY AREA. I WANT TO THANK
11 STAFF IN PARTICULAR WE WERE MEETING UNTIL LATE YESTERDAY ON
12 SOME OF THE CONCERNS OF BOTH OF OUR ORGANIZATIONS HAVE
13 EXPRESSED IN WRITING TO YOU IN RECENT MONTHS AND WE BELIEVE WE
14 HAVE REACHED A RESOLUTION THAT WE'RE ALL HAPPY WITH AND THE
15 BAY AREA COUNCIL SPEAKING FOR MY OWN ORGANIZATION HAS NEVER
16 NOT SUPPORTED AN AFFORDABLE HOUSING BOND IN THIS REGION. WE'RE
17 PROUD OF OUR RECORD. WE LOOK FORWARD TO SUPPORT THIS, AND THIS
18 IS A HISTORIC MEASURE WE LOOK FORWARD TO BEING THERE IN
19 NOVEMBER AT THE VICTORY PARTY AND CELEBRATING WITH YOU ALL.
20 THANK YOU SO MUCH.

21

22 **CLERK OF THE BOARD:** THANK YOU. APRIL ATKINS FOLLOWED BY VICTOR
23 MABELLI.

24



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1 **SPEAKER:** GOOD AFTERNOON COMMITTEE MEMBERS MY NAME IS APRIL
2 ATKINS AND I AM A FIELD REP FOR CARPENTERS UNION, REPRESENTING
3 IN MY LOCAL, CLOSE TO 4,000 WORKERS IN THIS COUNTY. WE STAND
4 STRONG -- WE STAND IN STRONG SUPPORT OF A LABOR STANDARDS
5 RECOMMENDED BY STAFF AND THE DRAFT REGIONAL EXPENDITURE PLAN.
6 CURRENTLY THE LACK OF WIDESPREAD PREVAILING WAGES AND HEALTH
7 CARE REQUIREMENTS HURTS CONSTRUCTION WORKERS AND THEIR
8 FAMILIES. LAGGING WAGES AND SUBSTANDARD BENEFITS, ACTIVELY
9 WORK AGAINST THE FACT THAT THE BAY AREA NEEDS TO RECRUIT MORE
10 RESIDENTIAL CONSTRUCTION WORKERS TO MEET OUR HOUSING GOALS.
11 LABOR STANDARDS RECOMMENDED BY STAFF WILL ENSURE THE
12 CONSTRUCTION WORKERS BUILDING THESE HOMES WILL HAVE THE WAGES,
13 BENEFITS AND TRAINING OPPORTUNITIES NECESSARY TO THRIVE IN THE
14 SAME COMMUNITIES THEY LIVE IN. I URGE YOU, THE BOARD TO STAND
15 AND APPROVE THE STAFF RECOMMENDED TEXT RESOLUTION 0032. THANK
16 YOU.

17

18 **CHAIR, ALFREDO PEDROZA:** I'M GOING TO PAUSE FOR A SECOND. AFTER
19 THIS SPEAKER WE'LL CLOSE THE VIRTUAL ONLINE. ANY SPEAKER THAT
20 WISHES TO RAISE THEIR HAND, IF YOU COULD PLEASE DO SO ON
21 COUNSEL IS THAT APPROPRIATE.

22

23 **KATHLEEN KANE:** YES WITH CLEAR DIRECTION TO EVERYONE ONLINE
24 JUST TO BE CLEAR, PLEASE RAISE YOUR HAND IF YOU WISH TO SPEAK
25 ON ANY OF THE THREE ITEMS 4A THROUGH 4C.



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1

2 **CHAIR, ALFREDO PEDROZA:** THANK YOU.

3

4 **SPEAKER:** GOOD AFTERNOON COMMUNITY MEMBERS WE HAVE BEEN SITTING
5 THERE A LONG TIME LISTENING TO YOU, WITHOUT WATER. COMMUNITY
6 MEMBERS MY NAME IS VIKRAM, OUT OF LOCAL 751 SANTA ROSA I
7 REPRESENT SONOMA COUNTY AND NAPA COUNTY WE STAND IN SUPPORT OF
8 THE LABOR STANDARDS RECOMMENDED BY THE STAFF AND DRAFT
9 REGIONAL EXPENDITURE PLAN. THE BOND MEASURE WILL BE A HISTORIC
10 INVESTMENT IN AFFORDABLE HOUSING SUCH A MEASURE WOULD BE USED
11 AS OPPORTUNITY TO ESTABLISH CLEAR VISION FOR THE RISING LABOR
12 STANDARDS FOR CONSTRUCTION WORKERS IN THE BAY AREA THESE LABOR
13 STANDARDS RECOMMENDED WOULD INCLUDE PREVAILING HEALTHCARE
14 APPRENTICESHIP PARTICIPATION REQUIREMENTS AND CREATE STRONG
15 BASELINE THAT WILL UPLIFT RESIDENTIAL CONSTRUCTION WORKERS AND
16 THEIR FAMILIES AFFORDABLE HOUSING DEVELOPERS HOUSING ADVOCATES
17 AND UNIONS THAT REPRESENT ALMOST HALF OF THE UNIONIZED BAY
18 AREA CONSTRUCTION WORKERS SUPPLEMENT THE LEGISLATION FOR WHICH
19 THESE LABOR STANDARDS ARE DERIVED I URGE THE BAHFA BOARD TO
20 STAND WITH THIS COALITION AND APPROVE THE STAFF RECOMMENDATION
21 TEXT OF RESOLUTION NUMBER 0032 DOING SO WILL AFFIRM A POSITION
22 OF SUPPORT AND STRONG LABOR STANDARDS BASED IN THIS AREA.
23 THANK YOU VERY MUCH.

24



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1 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS KEVIN FOLLOWED BY
2 STEVE HARRIS.

3

4 **CHAIR, ALFREDO PEDROZA:** I'LL JUST SAY THANK YOU TO EVERYONE
5 FOR PATIENTLY WAITING. I KNOW YOU HAVE BEEN WAITING FOR A
6 WHILE.

7

8 **SPEAKER:** HELLO MY NAME IS KEVIN, I REPRESENT A BUSINESS AGENT
9 FOR LOCAL 35 OUT OF SAN RAFAEL. GOOD AFTERNOON COMMITTEE. WE
10 STAND IN SUPPORT OF THE LABOR STANDARDS RECOMMENDED BY THE
11 STAFF IN THE DRAFT REGIONAL EXPENDITURE PLAN. CURRENTLY THE
12 LACK OF WIDESPREAD PREVAILING WAGE AND HEALTH CARE
13 REQUIREMENTS HURT CONSTRUCTION WORKERS AND FAMILY MEMBERS.
14 ACCORDING TO HUDSON STANDARDS OVER HALF OF CALIFORNIA'S
15 ESTIMATED SIX HUNDREDS 41 CONSTRUCTION WORKER FAMILIES ARE
16 CLASSIFIED AS EITHER LOW-INCOME OR VERY LOW-INCOME. SIMILARLY
17 HALF OF CALIFORNIA CONSTRUCTION WORKERS EITHER ARE UNINSURED
18 OR RELY ON MEDICAL FOR THEIR HEALTH INSURANCE LAGGING WAGES
19 AND SUBSTANDARD BENEFITS ACTIVELY WORK AGAINST THE FACT THAT
20 BAY AREA NEEDS TO RECRUIT MORE RESIDENTIAL CONSTRUCTION
21 WORKERS TO MEET OUR HOUSING GOALS. THE LOCAL STANDARD
22 RECOMMENDED BY STAFF WILL ENSURE THAT CONSTRUCTION WORKERS
23 BUILDING THESE HOMES WILL HAVE WAGES, BENEFITS, AND TRAINING
24 OPPORTUNITIES NECESSARY TO THRIVE IN THE SAME COMMUNITY THEY
25 WORK IN. I URGE THE BOARD TO STAND WITH THE COALITION AND



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1 APPROVE THE STAFF RECOMMENDED TEXT OF THE RESOLUTION NUMBER
2 0032. DOING SO WILL FIRM A POSITION IN SUPPORT OF STRONG LANE
3 ARE STANDARDS BASED IN STATUTES THAT ALREADY APPLY STATEWIDE
4 FOR 100% OF THE BOND REVENUE PROCEEDS. THANK YOU.

5

6 **CLERK OF THE BOARD:** THANK YOU. STEVE HARRIS FOLLOWED BY EVAN -
7 - EDWARD EVANS.

8

9 **SPEAKER:** GOOD AFTERNOON BOARD MEMBERS. MY NAME IS STEVE
10 HARRIS. I AM A FIELD REPRESENTATIVE FOR CARPENTERS 751
11 REPRESENTING 1400 MEMBERS IN SONOMA COUNTY ALONE. WE STAND IN
12 SUPPORT OF THESE LABOR STANDARDS RECOMMENDED BY STAFF. A LOT
13 OF THESE THINGS ARE PREVAILING WAGE. YOU KNOW? WE GO OUT THERE
14 AND TALK TO THESE WORKERS AND WE UNDERSTAND THEY'RE MAKING A
15 BIT JUST OVER MINIMUM WAGE. SOME ARE JUST NOT MAKING ANYTHING
16 ACTUALLY OR ARE NOT GETTING PAID. ON THE OTHER HAND, HEALTH
17 CARE, MOST OF THE MAJORITY OF GUYS WE TALK TO DON'T HAVE
18 HEALTH CARE, OR IF THEY DO, IT COMES OUT OF THEIR POCKET, OR
19 IT JUST COVERS THEMSELVES AND NOT THE REST OF THEIR FAMILY.
20 THE OTHER THING IS TRAINING. WHEN I JOINED THE CARPENTER'S
21 UNION, I WAS IN APPRENTICESHIP WHICH [INDISCERNIBLE]. WE DID A
22 LOT OF ON HANDS TRAINING AND SAFETY. YOU KNOW, THAT'S A BIG
23 CONCERN ABOUT ALL OF THESE. I URGE TO YOU SUPPORT THIS
24 RESOLUTION OF 0032. THANK YOU.

25



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1 **CLERK OF THE BOARD:** THANK YOU. EDWARD EVANS FOLLOWED BY
2 ANTHONY CAROL.

3

4 **SPEAKER:** GOOD AFTERNOON CHAIRMAN AND BOARD. MY NAME IS ED
5 EVANS AND I REPRESENT NORCAL CARPENTER'S UNION LOCAL 217 WHICH
6 RESIDES IN SAN MATEO COUNTY. WE REPRESENT APPROXIMATELY 300
7 WORKERS IN THE COUNTY ON ANY GIVEN DAY. AND WE STAND IN
8 SUPPORT OF THE LABOR STANDARDS RECOMMENDATION BY STAFF IN THE
9 DRAFT REGIONAL EXPENDITURE PLAN. THESE STANDARDS WILL RAISE
10 THE BAR FOR ALL RESIDENTIAL CONSTRUCTION WORKERS AT THE
11 REGIONAL LEVEL. THROUGH PREVAILING WAGES, HEALTH CARE, AND
12 APPRENTICESHIP PARTICIPATION APPRENTICESHIP STANDARDS
13 REQUIREMENTS CREATE A POWERFUL BASELINE THAT THE UPLIFT THE
14 RESIDENTIAL CONSTRUCTION WORKERS AND THEIR FAMILIES. ALSO
15 LEVEL THE PLAYING FIELD FOR HIGH ROAD CONTRACTORS WHO COMPETE
16 AGAINST LOW BIDDING CONTRACTORS RELIANT ON WAGE THEFT AND TAX
17 FRAUD. IN ADDITION THE POA OPTION ALLOWS FOR THE FLEXIBILITY
18 TO GO ABOVE AND BEYOND THIS BASELINE WHERE POSSIBLE WITHOUT
19 COMPROMISING THE FEASIBILITY OF BUILDING HOUSING. THE
20 RECOMMENDED STANDARDS DERIVE FROM STATE LAW AND ARE SUPPORTED
21 BY A BROAD COALITION INCLUDING THE CARPENTERS AND LABOR
22 UNIONS, AFFORDABLE HOUSING DEVELOPERS AND HOUSING ADVOCATES. I
23 URGE THE BOARD TO STAND WITH THIS COALITION AND APPROVE THE
24 STAFF RECOMMENDED TEXT OF RESOLUTION NUMBER 0032. THANK YOU.

25



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1 **CLERK OF THE BOARD:** THANK YOU. NEXT IS UP ZACK DEUTSCH-GROSS
2 FOLLOWED BY ANTHONY CAROL.

3

4 **SPEAKER:** GOOD MORNING, OR MAYBE AFTERNOON AT THIS POINT. ZACK
5 D POLICY DIRECTOR AT TRANSFORM. SNEAK SUPPORT OF THE BOND
6 RESOLUTION TODAY NAMING THIS IS NOT ONLY KEY ISSUE FOR
7 AFFORDABLE HOUSING AND HOMELESSNESS IT'S A CLIMATE ISSUE
8 ANALYSIS FOUND THAT AFFORDABLE HOUSING NEAR TRANSIT CREATED BY
9 THE BOND WOULD REDUCE GHG EMISSIONS BY ALMOST 4 MILLION METRIC
10 TONS AND WOULD ALSO INCREASE TRANSIT TRIPS AS WELL. THANK YOU.

11

12 **CLERK OF THE BOARD:** ANTHONY CAROL FOLLOWED BY TIM RAFF. THANK
13 YOU. TIM RAFF FOLLOWED BY SCOTT LITTLEHALE.

14

15 **SPEAKER:** GOOD AFTERNOON BOARD MEMBERS. MY NAME IS TIM, I AM A
16 FIELD REPRESENTATIVE WITH CARPENTERS LOCAL 22 REPRESENTING
17 MANY THOUSANDS OF WORKERS HERE IN SAN FRANCISCO COUNTY. WE
18 STAND IN SUPPORT OF THE LABOR STANDARDS RECOMMENDED BY STAFF
19 IN THE DRAFT REGIONAL EXPENDITURE PLAN. OUR MEMBERS, LIKE SO
20 MANY OTHERS, NEED MORE ABUNDANT AFFORDABLE HOUSING FOR
21 THEMSELVES AND THEIR FAMILIES. THIS BOND REPRESENTS A HISTORIC
22 INVESTMENT IN AFFORDABLE HOUSING FOR THE BAY AREA. IN ORDER TO
23 MEET GOALS SET BY SUCH A SIGNIFICANT INVESTMENT WE'LL NEED TO
24 BUILD AND MAINTAIN A RESIDENTIAL CONSTRUCTION WORKFORCE THAT
25 CAN RISE TO THE OCCASION. TO DO THIS WE MUST MAKE SURE THAT



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1 THE CONSTRUCTION WORKERS BUILDING THESE HOMES HAVE THE WAGES,
2 HEALTH CARE, OPPORTUNITY AND TRAIN FASHION SILTS TO THRIVE IN
3 COMMUNITIES THEY'RE WORKING IN. THE LABOR STANDARDS
4 RECOMMENDED BY STAFF OFFER THE BEST PATH FORWARD FOR UPLIFTING
5 ALL CONSTRUCTION WORKERS. WITHOUT COMPROMISING SMALLER
6 JURISDICTIONS ABILITY TO USE THE FUNDING TO USE TO MAXIMUM
7 POTENTIAL I URGE YOU TO STAND WITH THIS COALITION AND APPROVE
8 STAFF RECOMMENDED RESOLUTION NUMBER 0032. THANK YOU FOR THE
9 TUNE THE TO SPEAK.

10

11 **CLERK OF THE BOARD:** THANK YOU. SCOTT LITTLE HAIL FOLLOWED BY
12 JENNIFER SILL LA.

13

14 **SPEAKER:** HELLO COMMISSIONERS I'M SCOTT LITTLEHALE RESEARCH
15 ANALYST WITH THE NORCAL CARPENTERS UNION IN ADDITION TO
16 THANKING STAFF, AS IS TRADITION ALLY WANT TO THANK
17 COMMISSIONER RABBITT FOR HAVING BEEN IN ON THE CASA PROCESS
18 FROM THE BEGINNING. I WAS ON THE TECHNICAL COMMITTEE STARTING
19 BACK IN FALL 2017 AND SEEING THAT THROUGH EARLY JANUARY 2019
20 AND I WANT TO FLAG THAT THERE WERE LABOR STANDARDS ADDRESSED
21 IN THE COMPACT. AND THE STANDARDS BEFORE YOU, AND THE
22 EXPENDITURE PLAN, DO NOT JUST MEET, BUT RATHER EXCEED THE
23 STANDARDS AND MEASURES THAT WERE AGREED TO BY THIS TRIPARTITE
24 GROUP OF GOVERNMENT ACTORS, BUSINESS ACTOR, NON-PROFIT ACTORS,
25 LABOR, AND MYSELF, AND ONE OTHER LABOR REPRESENTATIVE. THEY



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1 MEET AND EXCEED THOSE STANDARDS. CRITICAL AT THIS POINT, AND
2 ANOTHER MEMBER WAS NOW SENATOR DAVID CORTESE WHO PARTICIPATED
3 IN THAT PROCESS, AND I HOPE WE CAN HAVE IS THE LEGISLATURE SEE
4 THE HARD SUSTAINED WORK THAT HAS GONE INTO THIS PACKAGE AND
5 RESPECT THE WORK OF THE REGIONAL STAKEHOLDERS, THE REGIONAL
6 ELECTED'S, THIS BODY, AND EMPOWER YOU, AUTHORIZE YOU, TO
7 EXTEND THOSE LABOR STANDARDS TO 100% OF THE FUNDS THAT PROCEED
8 FROM MANY REVENUE MEASURES THAT BAHFA TAKES. THANK YOU VERY
9 MUCH FOR YOUR SUPPORT.

10

11 **CLERK OF THE BOARD:** JENNIFER SILVA, FOLLOWED BY THOMAS WISE
12 MILLER.

13

14 **SPEAKER:** HELLO BOARD THANK YOU FOR ALL OF YOUR WORK. I'M JENNY
15 SILVA, BOARD CHAIR OF THE MARIN ENVIRONMENTAL HOUSING
16 COLLABORATIVE. WE ARE A PROUD MEMBER OF THE BAY AREA HOUSING
17 FOR ALL COALITION AND THE HOUSING FOR ALL MARIN COALITION. WE
18 ARE IN A HOUSING CRISIS NOW. WE STRONGLY SUPPORT THIS BOND.
19 HISTORICALLY, MARIN HAS BEEN KNOWN FOR OPPOSING HOUSING. NOW
20 AFFORDABLE HOUSING IS THE NUMBER ONE ISSUE THAT MARINITES WANT
21 THEIR GOVERNMENT TO ADDRESS. YOU CAN PLAY A PART HERE. YOU CAN
22 HELP MAKE IT HAPPEN. THE VOTERS WANT HOUSING AND WE NEED THESE
23 PONDS TO MAKE IT HAPPEN. A NEW 100% AFFORDABLE HOUSING PROJECT
24 WAS RECENTLY APPROVED IN MILL VALLEY, A HIGH-RESOURCE AREA,
25 WHICH WE SHOULD BE BUILDING DOZENS OF THESE PROJECTS, THERE IS



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1 A HIGH LIKELIHOOD IF THIS BOND IS PASSED IT WON'T GET BUILT.
2 IT MISSED THE LAST FUNDING CYCLE, WHICH WAS OVERSUBSCRIBED BY
3 10-1 ONE. AND WE ALL KNOW WHERE THE STATE FINANCES ARE NOW. IT
4 WILL BE A SAD DAY WHICH IF THIS PROJECT WHICH HAS GREAT
5 COMMUNITIES SUPPORT DOESN'T GET BUILT WE ARE ONE OF THE
6 WEALTHIEST ECONOMIES IN THE WORLD HERE IN THE BAY AREA, WE CAN
7 AFFORD THIS. IF YOU PUT ON THE BALLOT, MEC AND HOUSING MARIN
8 WILL BE WORKING VERY HARD TO MAKE SURE THAT THE COMMUNITY
9 KNOWS HOW IMPORTANT IT IS AND THAT IT GETS PASSED. THANK YOU.

10

11 **CLERK OF THE BOARD:** THANK YOU. THOMAS WISEMILLER FOLLOWED BY
12 JOHN AVALOS.

13

14 **SPEAKER:** TOM WISEMILLER FROM SAN MATEO COUNTY. I GOT HERE AT
15 9:40 FOR A MEETING THAT STARTED AT 11:30. SO, I'M A BIT NEW TO
16 THE PROCESS. I TRIED TO GET SOME ATTACHMENTS OFF OF THE WEB
17 SITE THAT WERE REDACTED. I DON'T UNDERSTAND WHY THAT HAPPENED.
18 ANYHOW, I'M RETIRED. I LIVE ON A FIXED INCOME, I AM A VETERAN,
19 AND BASICALLY I'M GOING TO BE ONE OF THE BILL PAYERS FOR THIS
20 THING. YOU'RE TALKING ABOUT AFFORDABLE HOUSING, THAT'S GOING
21 TO MAKE MY HOUSING LESS AFFORDABLE. I THINK YOUR INTENTIONS
22 ARE GOOD, BUT I RECOMMEND THAT YOU FOLLOW THE FINDINGS OF EMC
23 RESEARCH THAT SAYS 69% OF THE VOTERS WILL NOT VOTE FOR ANOTHER
24 TAX. I'M ONE OF THOSE PEOPLE, AND I REPRESENT THAT GROUP. SO,



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1 I URGE YOU NOT TO PUT THIS ON THE BALLOT AT THIS TIME. THANK
2 YOU.

3

4 **CLERK OF THE BOARD:** THANK YOU. JOHN AVALOS FOLLOWED BY
5 ENTERPRISE.

6

7 **SPEAKER:** GOOD MORNING JOHN AVALOS FROM THE COUNCIL OF
8 COMMUNITY HOUSING ORGANIZATIONS WE'RE 21 COMMUNITY-BASED
9 HOUSING ORGANIZATIONS IN SAN FRANCISCO. WE'RE ALSO A MEMBER OF
10 THE BAY AREA HOUSING FOR ALL COALITION AND WE ARE DEEPLY
11 GRATEFUL FOR ALL THE WORK THAT'S HAPPENED BY REGIONAL
12 GOVERNMENT. THIS BODY AND BAHFA STAFF TO GET US TO WHERE WE
13 ARE TODAY, POISED TO VOTE ON JUNE 26TH, A POTENTIALLY \$20
14 BILLION HOUSING BOND ACROSS THE NINE BAY AREA COUNTIES. THANK
15 YOU SO MUCH FOR ALL THIS WORK TO MAKE THIS HAPPEN TO BE AT
16 THIS SPOT. SAN FRANCISCO JUST PASSED A LOCAL \$300 MILLION
17 HOUSING BOND, AND WE DID SO BECAUSE IN ORDER TO MEET OUR HUGE
18 NEEDS FOR AFFORDABLE HOUSING IF WE HAVE TO PUT SOME SKIN IN
19 THE GAME. THIS WILL ENABLE OUR LOCAL ECONOMY TO BOUNCE BACK
20 AND TO DEVELOP HOUSING, NOT JUST AFFORDABLE HOUSING, BUT
21 MARKET RATE HOUSING, AS WELL. IT'S ONE WAY TO REVIVE THIS
22 ECONOMY IS TO ACTUALLY ENSURE THAT WE'RE PUTTING SOME
23 GOVERNMENT RESOURCES INTO THE GAME TO ENSURE THAT OUR ECONOMY
24 CAN BOUNCE BACK, PROVIDE JOBS FOR PEOPLE. GOOD TO SEE
25 CARPENTERS HERE I KNOW THEY HAVE BEEN FOLLOWING THIS FOR MANY



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1 YEARS AND LABOR STANDARDS IN PLACE WILL ENABLE COUNTIES TO
2 HAVE SAFER HARBOR FOR LOCAL STANDARDS, IT'S THE RIGHT WAY TO
3 GO AND I APPRECIATE ALL WORK BEING DONE TO MAKE THAT HAPPEN
4 AND LOOK FORWARD TO YOUR VOTE ON JUNE 26TH. THANK YOU.

5

6 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS ENTERPRISE. THEN
7 WE'LL MOVE TO THE ONLINE SPEAKERS.

8

9 **SPEAKER:** HI. MY NAME IS GITA, ENTERPRISE -- [LAUGHTER] SO I
10 JUST WANT TO SAY HELLO TO THE BAHFA BOARD AND STAFF. AND I
11 CAN'T BELIEVE IT'S THE PENULTIMATE MEETING. RIGHT? SCOTT
12 TALKED ABOUT THE MEETING THAT STARTED WITH CASA AND CREATING
13 1487 AND ALL THAT IT WENT THROUGH TO THE LEGISLATURE, AND JUST
14 YOU HAVE HAD A LOT THROWN AT YOU, RIGHT, YOU HAVE HAD A LOT OF
15 REQUESTS FROM LABOR, FROM BUSINESS ADVOCATES ALL OF US AND I'M
16 HERE TO SAY THANK YOU. THANK YOU FOR HOLDING THAT NORTH STAR
17 OF RACIAL EQUITY OF WANTING TO END HOMELESSNESS AND HOUSING
18 INSECURITY AND THANK YOU FOR THINKING BIG ABOUT THE 20 BILLION
19 AND THE 72,000 AFFORDABLE HOMES THAT WILL BE PRODUCED AND
20 PRESERVED. SO, I'M LOOKING FORWARD TO JUNE. BUT REALLY TAKE
21 THIS AND APPLAUD YOUR LEADERSHIP. THANK YOU.

22

23 **CLERK OF THE BOARD:** THANK YOU. BEFORE WE GO TO THE ONLINE
24 CALLERS I'LL READ INTO THE RECORD THE WRITTEN CORRESPONDENCE.
25 FIRST FROM NORCAL CARPENTERS UNION, EXCUSE ME, GREG DEGEE,



MAY 22, 2024

1 SUSAN KIRSCH, ROMAN -- EXCUSE ME -- ROMA DAWSON FROM LEAGUE OF
2 WOMEN'S VOTERS AND THEN THERE WAS ONE LETTER RECEIVED THIS
3 MORNING FROM BAY AREA COUNCIL. WITH THAT WE'LL GO ONLINE FIRST
4 UP IS CHRIS ROW BELL, YOU HAVE 90 SECONDS.

5

6 **SPEAKER:** CHRIS ROW BELL SAN MATEO COUNTIES RETIRED CFO. AND I
7 WANT TO -- I'M AGAINST THIS, JUST TO BE CLEAR, AND I CAN GO
8 INTO THAT FOR REASONS LATER. BUT WANT TO HIGHLIGHT A COUPLE OF
9 THINGS I'M CONCERNED ABOUT APRIL 10TH MEETING CARLOS ROMERO
10 MADE THE COMMENT WE NEED TO MOVE FORWARD AND START THE
11 CAMPAIGN TO CHANGE MINDS END QUOTE THAT'S CONCERNING GIVEN
12 THIS RESOLUTION HAD NOT YET PASSED AND THERE WAS NO CAMPAIGN
13 COMMITTEE FORMED TO THE EXTENT THERE IS.

14

15 **DAVID CAMPOS:** AN INACTIVITY TO USE TAXPAYER DOLLARS. AROUND
16 THE BALLOT QUESTIONS IMPORTANT 75 WORD QUESTIONS I HAVE LOOKED
17 AT MTC'S DRAFT POLL QUESTIONS THAT WERE PRESENTED ON APRIL
18 10TH AND I'M HOPING THERE IS NOTHING RESEMBLING THAT, THAT
19 WOULD BE ON THE BALLOT THAT WOULD BE COMPLETELY ILLEGAL
20 VIOLATING ELECTION CODE 13119 WHICH REQUIRES VALID QUESTIONS
21 TRUE AND IMPARTIAL SYNOPSIS TRUTHFUL IMPARTIAL NON-
22 ARGUMENTATIVE LANGUAGE NOT CREATING PREJUDICE FOR THE MEASURES
23 THOSE ARE NOT NEUTRAL QUESTIONS. AND OUTSTANDING AT LEGAL
24 RATES THERE IS A WHOLE BUNCH OF THINGS PLEASE MAKE SURE THIS



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1 BALLOT QUESTION COMPLIES WITH CONSTITUTIONAL 13119 ELECTION
2 CODE. THANK YOU.

3

4 **CLERK OF THE BOARD:** THANK YOU. NEXT IS UP STEGINK DAN. GO
5 AHEAD.

6

7 **SPEAKER:** THANK YOU FOR CALLING THIS RESOLUTION TODAY. MY NAME
8 IS DAN, I AM AN ENVIRONMENTAL ADVOCATE, IN 2014/'15, I
9 PERSONALLY APPEALED MORE THAN 120 EVICTIONS TO HTC I WANT TO
10 CALL OUT SPECIFICALLY THE FACT THAT ANYTHING IN HERE CAN HELP
11 RENTERS. DAVID CHU'S ORIGINAL AB1487, SPECIFICALLY 1/3 OF THE
12 PILLARS WAS TO HELP RENTERS FACING EVICTION BACK WHEN BAHFA
13 WAS GOING TO BE CALLED PABA, QUITE FRANKLY 5% OR \$1 BILLION --
14 5% BIG COUNTIES AND BAHFA CAN FIGHT AGAINST I THINK WE FEED TO
15 SPECIFICALLY STATE WHAT THE GOAL IS EXACTLY TO WHAT DANIEL
16 SAVER SAID IT WAS WHICH WAS TO CREATE A PUBLIC SELF-SUSTAINING
17 MORTGAGE LENDER SELF-SUPPORTED BY INTEREST IN FEES RELATED TO
18 MORTGAGE PROJECTS I'M NOT SURE WHY ANYONE WHO IS A COUNTY
19 SUPERVISOR OR ELECTEE WOULD NOT WANT TO CONTROL THEIR OWN
20 MONEY AND WOULD GIVE 20% AWAY. JUST IN SANTA CLARA ALONE ANY
21 SUPERVISOR THERE WOULD BE GIVING AWAY \$880 MILLION TO BAHFA
22 CRIPPLING THE SIZE OF BOSTON WHICH WAS CREATED IN 2019. PLEASE
23 INCLUDE THAT IN THE BALLOT LANGUAGE.

24



MAY 22, 2024

1 **CLERK OF THE BOARD:** THANK YOU. RUBY RODRIGUEZ. PLEASE UNMUTE
2 YOURSELF.

3

4 **SPEAKER:** HI, MADAM CLERK, WE'RE CALLING IN FROM SAINT MARES
5 CENTER, WE HAVE FOUR SENIORS THAT WOULD LIKE TO SPEAK, COULD
6 THEY PLEASE HAVE THEIR OWN INDIVIDUAL TIME?

7

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

9

10 **SPEAKER:** THANK YOU.

11

12 **SPEAKER:** GOOD AFTERNOON. THANK YOU FOR ALLOWING US TO
13 CONTRIBUTE OUR THOUGHTS WITH YOU TODAY. MY NAME IS ANNE
14 BRADLEY, I AM THE VICE PRESIDENT, I AM THE COUNCIL OF ELDERS
15 AT ST. MARY'S CENTER, I AM ALSO ON THE STEERING COMMITTEE FOR
16 RESIDENTS UNITED A STATEWIDE ORGANIZATION THAT HELPS COMBAT
17 HOMELESSNESS BUILDS AFFORDABLE HOUSING AND PROVIDES RENTER
18 PROTECTIONS. I LIVE IN AFFORDABLE HOUSING IT'S A PROJECT BASED
19 VOUCHER BUILDING, SO 30% OF MY INCOME, NOT 30% OF AMI GOES TO
20 RENT. I SUPPORT A PLAN THAT PRIORITIZES HOUSING FOR THE
21 ACUTELY LOW-INCOME FOR THOSE MAKING 15% OF AMI OR LESS. TO
22 COMBAT HOMELESSNESS, WE NEED TO HELP THOSE AT THE BOTTOM.
23 THOSE WHO DON'T HAVE THE INCOME FOR STUDIO APARTMENTS. PLEASE
24 HELP THOSE WITH THE GREATEST NEEDS. THE ACUTELY LOW-INCOME.



MAY 22, 2024

1 THANK YOU FOR PROVIDING AN AUDIT AT THE END OF THE YEAR. THIS
2 ENSURES ACCOUNTABILITY. THANK YOU.

3

4 **SPEAKER:** WE HAVE OUR NEXT SPEAKER COMING UP.

5

6 **CLERK OF THE BOARD:** THANK YOU.

7

8 **SPEAKER:** HELLO EVERYONE. MY NAME IS KEITH. HELLO EVERYONE. MY
9 NAME IS KEITH, I AM THE PRESIDENT OF THE COUNCIL OF ELDERS
10 HERE AT ST. MARE CENTER HERE IN OAKLAND. I'M HERE TODAY TO
11 THANK YOU PERSONALLY FOR YOUR COOPERATION AND PARTICIPATION IN
12 HELPING US GET THIS REGIONAL HOUSING ACROSS THE FINISH LINE,
13 THERE WAS A STUDY DONE AT UCSF AND DISCOVERED THAT PEOPLE 50
14 YEARS AND OLDER ARE BECOMING HOMELESS AT AN ALARMING RATE.
15 IT'S IMPORTANT TO GET THIS PASS SO THAT SENIORS LIKE MYSELF
16 LIVE WITH DIG KNEE AND LOW-INCOME HOUSING SO NEXT TIME LET
17 PEACE, HARMONY AND WISDOM BE THE EMPIRES OF YOUR LIFE.

18

19 **CLERK OF THE BOARD:** THANK YOU. NEXT SPEAKER.

20

21 **SPEAKER:** NEXT SPEAKER.

22

23 **SPEAKER:** HELLO. MY NAME IS ETHEL ENA. I AM CURRENTLY UNHOUSED
24 SINCE MARSH, I AM TWO WEEKS LIVING IN TRANSITIONAL HOUSING AT
25 ST. MARY'S CENTER, WILLING TO HELP ME, I HAVE CHRONIC HEALTH



MAY 22, 2024

1 CONDITIONS AND I SOUGHT PROTECTION PRIOR TO BECOMING HOMELESS,
2 AND I FIND THERE ARE A LOT OF GAPS, AND THERE IS LIMITED
3 SERVICES AVAILABLE TO PEOPLE WHO NEED HELP AND SUPPORT, I
4 SUPPORT THE BOND BECAUSE IT'S NEVER EXPECTED IN THIS POSITION
5 I STAND BEFORE YOU AND WITH THE BOND MEASURE BEING ON THE
6 BALLOT AND PASSED, I WOULDN'T BE HERE TODAY TALKING TO YOU,
7 BECAUSE THERE WOULDN'T BE PROTECTIONS, THERE AREN'T ENOUGH
8 RESOURCES TO HELP THE PEOPLE WHO NEED IT AND ALSO I NEED TO BE
9 ABLE TO FIND AFFORDABLE HOUSING THAT I CAN AFFORD, NOT
10 SOMETHING THAT'S GOING TO MAKE ME PAY OVER HALF MY INCOME JUST
11 TO BE INSIDE LEAVING ME IN A POSITION TO BE HOMELESS AGAIN IF
12 SOMETHING ELSE HAPPENED. SO, I'M HERE TO SAY THAT THERE IS A
13 POSSIBILITY THAT THIS IS THE SOLUTION THAT WE HAVE ALL BEEN
14 LOOKING FOR AND NOT EVERYONE HAS AN OPPORTUNITY TO SPEAK TO
15 YOU IN THIS CAPACITY. THANK YOU.

16

17 **CLERK OF THE BOARD:** THANK YOU.

18

19 **SPEAKER:** AND WE HAVE OUR LAST SPEAKER COMING.

20

21 **CLERK OF THE BOARD:** OKAY. THANK YOU.

22

23 **SPEAKER:** HI. MY NAME IS SHEELA GAYE, AND I AM WITH ST. MARYS.

24 I WOULD LIKE TO REEMPHASIZE WHAT THE SPEAKER SAID BEFORE ME.

25 IT IS CRUCIAL THAT WE DEAL WITH THIS BOND ISSUE, NOT AS JUST A



MAY 22, 2024

1 MONEY ISSUE, BUT AS A PEOPLE ISSUE. WE HAVE PEOPLE THAT ARE IN
2 CRISIS NOW, AND IF THEY HAVE TO WAIT LONGER TO GET AFFORDABLE
3 HOUSING WE'RE GOING TO LOSE THEM. IT'S GOING TO BE A DOMINO
4 EFFECT, AND FOR THE GENTLEMAN WHO IS AFRAID THAT HE IS GONNA
5 HAVE TO PAY A LITTLE BIT MORE BECAUSE HE OWNS A HOME, I WANT
6 HIM TO THINK ABOUT WHAT IT'S COSTING HIM NOW TO HAVE A NUMBER
7 OF PEOPLE WE HAVE DISPLACED. AND WE HAVE A CRISIS IN MENTAL
8 HEALTH. I AM A REGISTERED NURSE, AS I SAID, AND I SEE THE
9 REVOLVING DOOR EVERY DAY. EVERY DAY. SO, I IMPEACH YOU, I'M
10 ASKING YOU ON BEHALF OF JUST BEING HUMANISTIC THAT, WE
11 CONSIDER THIS AND THAT WE DO THINGS THAT ARE NECESSARY TO END
12 HOMELESSNESS.

13

14 **CLERK OF THE BOARD:** THANK YOU.

15

16 **SPEAKER:** THANK YOU.

17

18 **CLERK OF THE BOARD:** YOU'RE WELCOME. ALL RIGHT. SO, NEXT UP, OF
19 OUR 17 SPEAKERS IS ELIZABETH WOMPLER.

20

21 **SPEAKER:** HI. THIS IS ELIZABETH WOMPLER, I AM THE INTERIM
22 EXECUTIVE DIRECTOR AT LISK BAY AREA AND WE'RE CALLING IN TO
23 SPEAK IN SUPPORT OF THE BOND. WE HAVE BEEN A PROUD MEMBER OF
24 THE BAY AREA HOUSING FOR ALL COALITION FOR A WHILE, AND LIKE
25 MANY OTHER SPEAKERS KNOW HOW CRITICAL THIS BOND IS FOR OUR



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1 REGIONS FUTURE AND SURE THAT THE AFFORDABLE HOUSING PIPELINE
2 THAT WE'RE ALL INVESTED IN, NEW CONSTRUCTION PRESERVATION
3 RESOURCES IT NEEDS TO KEEP PROVIDING AFFORDABLE HOUSING TO
4 PEOPLE IN OUR REGION. AND LIKE OTHERS REALLY WANT TO THANK THE
5 STAFF, THE MEMBERS OF ABAG AND THE MTC COMMISSIONER, AS WELL
6 AS ALL THE OTHER PARTNERS WHO HAVE COME TOGETHER TO MAKE THIS
7 HAPPEN, IT'S A REALLY, REALLY EXCITING MOMENT. AND JUST WANT
8 TO URGE THAT WE KEEP MOVING FORWARD. THANK YOU.

9

10 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS COMMUNITY ACTION
11 MARIN. GO AHEAD AND UNMUTE YOURSELF.

12

13 **SPEAKER:** THANK YOU. GOOD AFTERNOON. AND THANK YOU FOR THE
14 OPPORTUNITY TO PROVIDE PUBLIC COMMENT TODAY. MY NAME IS GINA
15 GILL MET, AND I SERVE AS THE CHIEF STRATEGY OFFICER WITH
16 COMMUNITY MARIN WE ARE PROUD MEMBER OF BOTH BAY AREA HOUSING
17 FOR ALL COALITION AND HOUSING FOR ALL MARIN COALITION WE
18 SUPPORT BAHFA BOND MEASURE COMMUNITY ACTION MARIN IS THE
19 LARGEST HUMAN SERVICES AGENCY SERVING 20,000 PEOPLE PER YEAR
20 FOCUSING ON ADDRESSING CAUSES AND CONSEQUENCES OF POVERTY
21 INCLUDING SERVING THOSE WHO ARE RENT BURDENED, PRECARIOUSLY
22 UNHOUSED AND EXPERIENCING HOMELESSNESS THE AFFORDABLE HOUSING
23 CRISIS IMPACTS THE VAST MAJORITY WE SERVE EVERY DAY AND NEED
24 FOR INVESTMENT IF AFFORDABLE HOUSING ACROSS OR COUNTY AND
25 REGION IS ONCE NAY LIVE OPPORTUNITY WE URGE ALL MEMBERS AND



MAY 22, 2024

1 COMMISSIONERS TO PRESS FORWARD TOGETHER AND SEIZE THIS RARE
2 SIGNIFICANT OPPORTUNITY FOR YOU TO INVEST IN AN EQUITABLE
3 HOUSING LAND SCAPE IN THE BAY AREA. THANK YOU.

4

5 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS IRVING TORRES.

6

7 **SPEAKER:** GOOD AFTERNOON, BAY AREA HOUSING FINANCE AUTHORITY
8 EXECUTIVE BOARD. MY NAME IS IRVING TORRES. I AM WITH ALLOW
9 HOME, WHICH IS A REGIONAL ORGANIZATION THAT'S ADVANCING
10 REGIONAL SOLUTIONS THAT DISRUPTS THE CYCLES OF POVERTY AND
11 HOMELESSNESS IN THE NINE COUNTY BAY AREA. WE'RE PROUD MEMBERS
12 OF THE BAY AREA HOUSING FOR ALL COALITION AND YOU KNOW, HERE
13 IN STRONG SUPPORT FOR MOVING THIS REGIONAL BOND MEASURE
14 FORWARD, PLACING IT ON THE NOVEMBER BALLOT. I WANT TO THANK
15 YOU ALL FOR YOUR LEADERSHIP ESPECIALLY TO THE BAHFA STAFF FOR
16 ALL THE WORK LEADING UP TO THE SECOND TO, HOPEFULLY THE LAST
17 MEETING. BUT THIS PROPOSAL REFLECTS THE COMBINED EFFORTS AND
18 DILIGENT WORK GIVEN BY ALL STAFF AS WELL AS COMMUNITY
19 SEPARATES. SO JUST WANT TO THANK YOU ALL TO THE BAHFA
20 EXECUTIVE BOARD. WE HAVE A ONCE IN A GENERATIONAL OPPORTUNITY
21 WITH THIS BOND AND WE URGE ALL THE MEMBERS TO MACE THIS
22 REGIONAL BOND MEASURE ON THE BALLOT FOR THIS UPCOMING
23 NOVEMBER. THANK YOU FOR YOUR TIME.

24



MAY 22, 2024

1 **CLERK OF THE BOARD:** THANK YOU. NEXT UP OF OUR 14 HANDS IS
2 DAVID LOWE.

3

4 **SPEAKER:** GOOD AFTERNOON COMMISSIONERS, DAVID LOWE SPEAKING ON
5 BEHALF OF DESTINATION HOME A PUBLIC PRIVATE PARTNERSHIP IN
6 HOMELESSNESS IN SILICON VALLEY WANT TO EXPRESS SUPPORT FOR THE
7 REGIONAL BOND MEASURE IT'S AN EXCITING TIME FOR OPPORTUNITY TO
8 BUILD AFFORDABLE HOUSING WE NEED THROUGHOUT THE REGION TO
9 ADDRESS THIS CRISIS. URGE THE COMMISSION TO REMAIN FOCUSED TO
10 MAKE SURE WE CAN GET THOSE DEEPLY AFFORDABLE UNITS, ELI, PSH
11 UNITS WE KNOW IS CRITICAL TO ADDRESSING HOMELESSNESS AND
12 PROVIDING OPPORTUNITIES FOR THOSE AT RISK CURRENTLY
13 EXPERIENCING HOMELESSNESS AND IMPLEMENTING THE STEPS WE CAN
14 TAKE TO PRIORITIZE THESE TYPES OF UNITS THANK YOU FOR YOUR
15 LEADERSHIP AND WE LOOK FORWARD TO WORKING WITH YOU ALL TO GET
16 THIS OVER THE GOAL LINE IN NOVEMBER. THANK YOU.

17

18 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS COMMUNITY
19 DEVELOPMENT. UNMUTE YOURSELF.

20

21 **SPEAKER:** GOOD AFTERNOON MY NAME IS COURTNEY POWELL POLICY
22 MANAGER FOR RESOURCES FOR COMMUNITIES DEVELOPMENT OR RCD WHICH
23 WE'RE KNOWN IN THE FIELD WE'RE A NOT FOR PROFIT HOUSING
24 DEVELOPERS PROVIDING AFFORDABLE HOMES FOR PEOPLE IN THE BAY
25 AREA ALSO A MEMBER OF BAY AREA HOUSING FOR ALL COALITION



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1 SUPPORTING THE NOVEMBER 2024 BALLOT MEASURE FOR GENERAL
2 OBLIGATION BOND FOR AFFORDABLE HOUSING THIS BOND SHEPHERDED BY
3 BAHFA PROVIDES COORDINATED LONG-TERM RESOURCES THAT WE NEED TO
4 ADDRESS THE REGIONAL AFFORDABLE HOUSING CRISIS. NON-PROFIT
5 ORGANIZATIONS ARE STANDING BY READY TO PARTNER WITH BAHFA TO
6 STEP UP TO CHALLENGES BEFORE US, FIRST GETTING THIS MEASURE
7 APPROVED BY VOTERS THEN PRODUCING AND PRESERVING MORE
8 AFFORDABLE HOUSING ACROSS THE REGION. YOUR SUPPORT IS KEY TO
9 MAKING THIS HAPPEN AND WE STRONGLY ENCOURAGE TO YOU MOVE THESE
10 ITEMS FORWARD AND RECOMMEND THIS MEASURE TO THE BALLOT ON JUNE
11 26TH. THANKS SO MUCH.

12

13 **CLERK OF THE BOARD:** THANK YOU. JOHN SPANGLER. GO AHEAD AND
14 UNMUTE YOURSELF. RAVE

15

16 **SPEAKER:** GOOD AFTERNOON COMMISSIONERS AND STAFF. THANK YOU
17 VERY MUCH, AGAIN, FOR THE OPPORTUNITY TO ADDRESS YOU. UNLIKE
18 THE TWO PREVIOUS PUBLIC SPEAKERS WHO OPPOSE THIS MEASURE, I
19 WANT TO IDENTIFY MYSELF AS A TAXPAYER AND A HOMEOWNER, AND I
20 WILL VOTE FOR THIS, BECAUSE AS A BOY SCOUT DECADES AGO, I
21 LEARNED THAT YOU ALWAYS LEAVE THE CAMPSITE CLEANER THAN YOU
22 FOUND IT. WE ARE NOW DIGGING OURSELVES OUT OF A 100-YEAR-OLD
23 HOLE FOR HOUSING, TRANSPORTATION, ENERGY ABUSE, AND CLIMATE
24 CHANGE, WHICH PROBABLY GOES BACK FARTHER THAN THAT, AND THIS
25 IS NOT EASY WORK. BUT I AM WILLING TO HELP PAY FOR THIS EVEN



MAY 22, 2024

1 THOUGH MY WIFE AND I ARE BOTH RETIRED AND WE'RE ON LIMITED
2 FIXED INCOMES, WE WILL HELP PAY IT FORWARD TO CREATE A MORE
3 JUST SOCIETY IN WHICH WE CAN SURVIVE BETTER BY NOT BEING OUT
4 OF HOUSING, BE DESTROYED BY SEA LEVEL RISE AND CLIMATE CHANGE,
5 AND GOD, I HOPE, NOT DESTROYED BY THE VULCANIZED
6 TRANSPORTATION NETWORK PROBLEMS THAT ARE KEEPING US FROM
7 INTEGRATING ALL OF THIS TOGETHER OF THE THANK YOU FOR YOUR
8 SUPPORT AND HARD WORK AND I LOOK FORWARD TO VOTING FOR THIS
9 MEASURE.

10

11 **CLERK OF THE BOARD:** THANK YOU. EVENTS SVH. UNMUTE YOURSELF.

12

13 **SPEAKER:** THIS IS ALLISON. SILICON VALLEY AT HOME. PROUD MEMBER
14 OF THE BAY AREA HOUSING FOR ALL COALITION WE SUPPORT THE
15 REGIONAL BOND MEASURE FOR AFFORDABLE HOUSING. MAY IS
16 AFFORDABLE HOUSING MONTH AND NOW MORE THAN EVER WE'RE
17 DELIGHTED TO SEE YOU'RE PLACING THE BOND MEASURE ON THE BALLOT
18 TO TAKE ACTION IN RESPONSE TO THE CRITICAL NEED AND APPRECIATE
19 ONGOING DEDICATION TO ADDRESSING THE URGENT HOUSING NEEDS OF
20 THE BAY AREA RESIDENTS MOST IMPACTED BY HOUSING SHORTAGE AND
21 AFFORDABLE RISE. ADVOCATES FOR BOLD CHANGE TO MEET SANTA CLARA
22 DIVERSE RESIDENTS AT APPROACHES INCLUDING PRODUCING PRESERVING
23 AFFORDABLE HOUSING PROTECTING COMMUNITIES MOST VULNERABLE
24 RESIDENTS 2024 REGIONAL BOND MEASURE ESSENTIAL TO ADVANCING
25 OUR SHARED HOUSING GOALS AND BEYOND WE URGE YOU TO MOVE



MAY 22, 2024

1 FORWARD BUILDING UP VOTER SUPPORT TO ENSURE OPPORTUNITY
2 DOESN'T ESCAPE US TO REALIZE THIS OPPORTUNITY FOR REAL IMPACT
3 ON HOUSING THROUGHOUT THE BAY AREA. THANK YOU.

4

5 **CLERK OF THE BOARD:** THANK YOU. ELIZABETH MADRIGAL, UNMUTE
6 YOURSELF. ELIZABETH MADRIGAL, YOU ARE UNMUTED ON OUR END.

7

8 **SPEAKER:** GOOD AFTERNOON ELIZABETH MADRIGAL POLICY MANAGER AT
9 MID-PEN HOUSING. WE'RE ARE A PROUD MEMBER OF THE BAY AREA
10 HOUSING FOR ALL COALITION. SINCE 1970 WE HAVE DEVELOPED OVER
11 130 COMMUNITIES, 9400 HOMES FOR LOW-INCOME HOUSEHOLDS
12 THROUGHOUT NORTHERN CALIFORNIA WITH A SIZABLE AMOUNT OF THOSE
13 BEING IN THE NINE COUNTY BAY AREA. AS A REGIONAL DEVELOPER AND
14 OWNER WE KNOW THAT THE HOUSING CRISIS IS REGIONAL IN NATURE.
15 THE BAY AREA WIDE BAHFA BONDS ON THE NOVEMBER BALLOT WILL BE
16 CRITICAL TO ADDRESS THE HOUSING CRISIS BY INVESTING IN
17 PRODUCTION PRESERVATION AND INTERIM SOLUTIONS WE'RE COMMITTED
18 TO DOING THIS WORK WITH YOU AND ARE EXCITED BY OPPORTUNITIES
19 AHEAD. WE APPRECIATE THE WORK THAT HAS GONE INTO GETTING US TO
20 THIS POINT AND APPRECIATE OPPORTUNITIES AHEAD TO CREATE CHANGE
21 AT SCALE. THANK YOU.

22

23 **CLERK OF THE BOARD:** THANK YOU. NEXT UP OUT OF OUR NINE RAISED
24 HANDS IS GREG DEGUAZ.

25



MAY 22, 2024

1 **SPEAKER:** THIS IS GREG, VICE CHAIR OF MID-COAST COMMUNITY
2 COUNCIL SPEAKING AS EVERYONE INDIVIDUAL AND I VIEW
3 SUSTAINABILITY AS THE HIGHEST SOCIAL JUSTICE I'M CONCERNED
4 THAT THIS BOND VIOLATES BOTH FICTIONAL SUSTAINABILITY \$48
5 BILLION OF DEBT SERVICE FOR \$16 BILLION OF USABLE PROCEEDS
6 SEEMS WASTEFUL. WHY NOT JUST DO A TAX INSTEAD OF A BOND AND
7 SAVE 2/3 OF THE MONEY? PERHAPS THIS WOULD BE ANSWERED IN THE
8 SPREADSHEET MENTIONED IN THE BUSINESS PLAN SECTION BUT IT
9 WASN'T PROVIDED ON THE WEB SITE. SO, PLEASE POST AN EXCEL
10 FORMAT SUPERSEDE SO WE SUPERSEDE SO WE CONDITIONED THIS. WITH
11 THE CURRENT SUPPORTED BAY DELTA PLAN WATER DISTRICT SPACE
12 APPROXIMATELY 56% CUT BACK IN THIRD YEAR OF DROUGHT LONGEST
13 DROUGHT IN CALIFORNIA HISTORY WAS 200 YEARS AGO WE'RE ROLLING
14 THE DICE. WE ALSO HAVE A PROBLEM WITH FISCAL SUSTAINABILITY OF
15 OUR PUBLIC WORKS I FOUND \$2.5 BILLION IN RESERVE DEFICITS IN
16 20 SAN MATEO COUNTIES. YOUR ANALYSIS IS INCOMPLETE IT OMITTS
17 INFRASTRUCTURE AND THE PLANET AND CIVILIZATION WOULD LEAVE
18 DESCENDANTS THAT DEPEND ON WATER AND INFRASTRUCTURE. WE NEED
19 TO SPEND MONEY SO WE DON'T CREATE TOMORROW'S GHOST TOWNS
20 TODAY.

21

22 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS ROMA DAWSON.

23

24 **SPEAKER:** I'M ROMA DAWSON WITH LEAGUE OF WOMEN VOTERS OF THE
25 BAY AREA. WE HAVE SOME 20 HOLES IN THE NINE COUNTIES. AND WE



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1 DID SEND IN A LETTER ADDRESSED TO CHAIR PEDROZA AND
2 COMMISSIONERS THAT DID NOT GET POSTED IT APPEARS THAT THE
3 LETTER TO COMMISSIONER SCHAFF WAS POSTED TWICE. I DID ATTEMPT
4 TO CONTACT EACH OF YOU INDIVIDUALLY. THERE IS AN IMPORTANT
5 PART OF OUR LITTLE COVER LETTER WHERE WE EXPRESS OUR GRATITUDE
6 TO ED FREMIER AND TO BAHFA DIRECTOR HARTLEY FOR RESPONDING
7 VERY QUICKLY TO OUR PLEA FOR VIGOROUS CITIZEN'S OVERSIGHT.
8 HAPPY TO REPORT THAT KATE ALREADY HAS STAFF IN THE FIELD DOING
9 INTRODUCE. HOWEVER, WE ARE LOOKING TODAY TO HEAR FROM YOU AS
10 THE DECISION MAKERS THAT YOU AGREE WITH OUR POSITION THAT WE
11 MUST HAVE A CITIZEN'S OVERSIGHT COMMITTEE THAT EXCEEDS AND
12 SURPASSES THE MINIMUM LEGAL REQUIREMENTS FOR GO BONDS, JUST TO
13 BE CLEAR, OUR LEAGUE BAY AREA BOARD VOTED UNANIMOUSLY TO
14 SUPPORT THE CONCEPT OF THE BOND MEASURE WE'RE AWAITING THE
15 FINAL DECISION UNTIL WE'RE ASSURED OF THIS VIGOROUS OVERSIGHT
16 I BELIEVE NECESSARY FOR NOT ONLY PASSAGE BY EFFECTIVE
17 IMPLEMENTATION OF THE BOND MEASURE. THANK YOU SO MUCH FOR YOUR
18 TIME AND WORK ON THIS. I GO ALL THE WAY BACK TO CASA AS WELL.
19 THANK YOU.

20

21 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS NICK WILDER. GO
22 AHEAD AND UNMUTE YOURSELF. SIX HANDS AFTER MR. WILDER.

23

24 **SPEAKER:** GOOD AFTERNOON ALL MY NAME IS NICK WILDER ASSISTANT
25 VICE PRESIDENT AT RELATED CALIFORNIA ONE LARGER DEVELOPERS OF



MAY 22, 2024

1 AFFORDABLE HOUSING IN CALIFORNIA SAN FRANCISCO CALLING IN
2 TODAY TO EXPRESS OUR SUPPORT OF SUPPORT FOR THIS BOND MEASURE
3 THIS REPRESENTS A ONCE IN A GENERATIONS OPPORTUNITY RECURRING
4 SUSTAINABLE SOURCE OF FUNDING FOR AFFORDABLE HOUSING ONE OF
5 THE KEY ISSUES CENTRAL TO THE BAY AREA MOVING INTO THE FUTURE
6 WE ARE READY WITH SHOVELS READY TO BE PLACED IN THE GROUND ON
7 MANY PROJECTS PENDING FUNDING WE'RE READY TO TICK START MANY
8 PROJECTS ACROSS THE REGION. THANK YOU TO STAFF FOR ALL THEIR
9 EFFORTS AND TO EVERYONE INVOLVED FOR THIS HISTORIC
10 INITIATIVES. THANK YOU.

11

12 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS KEN CHAN.

13

14 **SPEAKER:** GOOD AFTERNOON MEMBERS OF THE BAHFA EXECUTIVE BOARD.
15 MY NAME IS KEN CHAN, AND I AM A SENIOR ORGANIZER AT THE
16 HOUSING LEADERSHIP COUNCIL OF SAN MATEO COUNTY I WOULD LIKE TO
17 THANK STAFF FOR YOUR WORK GETTING US TO THIS POINT AS BEHALF
18 OF HLC AND PROUD MEMBER OF THE BAY AREA HOUSING FOR ALL
19 COALITION HERE TO EXPRESS SUPPORT FOR PLACING THE REGIONAL
20 HOUSING MEASURE ON THE MARKED FOR IDENTIFICATION WENT 24
21 BALLOT. IT'S POSSIBLE TO TREAT EVERYONE WITH DIG KNEE AND
22 ANYONE FROM HERE CAN BE HERE WHERE THEY BELONG WORKING IN
23 CITIES THEY CAN AFFORD TO WORK, AND NOBODY HAS TO CHOOSE
24 BETWEEN PAYING RENT AND BUYING FOOD THIS WON'T HAPPEN WITHOUT
25 YOUR SUPPORT YOU TODAY HAVE A ONCE IN A GENERATION OPPORTUNITY



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1 TO CREATE A LIVABLE AND AFFORDABLE BAY AREA FOR YOUR COMMUNITY
2 MEMBERS. WE URGE YOU TO SEIZE IT AND TO SUPPORT THIS BOND.
3 THANK YOU.

4

5 **CLERK OF THE BOARD:** THANK YOU. ANGELINA CORNEJO, AND THERE IS
6 FOUR HANDS AFTER THIS ONE.

7

8 **SPEAKER:** HELLO. MY NAME IS ANGELINA WITH EAST BAY HOUSING
9 ORGANIZATIONS WE WORK TO PROTECT PRESERVE AFFORDABLE HOUSING
10 OPPORTUNITIES IN THE EAST BAY WE'RE ALSO A PROUD MEMBER OF THE
11 BAY AREA FOR ALL COALITION HERE IN SUPPORT OF THE BAHFA BOND
12 WHICH IS AN UNPRECEDENTED INVESTMENT IN PROVEN SOLUTIONS TO
13 ADDRESS HOMELESSNESS AND HOUSING AFFORDABILITY THROUGHOUT THE
14 BAY AREA THIS IS NOT JUST ABOUT BUILDING, BRICKS AND MOTOR
15 IT'S ABOUT INVESTING IN THE FABRIC OF OUR COMMUNITIES AND
16 ENSURING EVERYONE HAS A SAFE AFFORDABLE PLACE TO CALL HOME IT
17 EMBODIES THE SPIRIT OF COLLABORATION AND SHARED RESPONSIBILITY
18 THAT DEFINES THE BAY AREA BRINGING TOGETHER LOCAL GOVERNMENTS
19 COMMUNITY ORGANIZATIONS AND LABOR AND OTHER PRIVATE SECTOR
20 PARTNERS TO TACKLE ONE OF THE MOST 0 PRESSING SOLVABLE CHARGES
21 OF OUR TIME. BAHFA IS A SOLUTION AND THIS BOND WILL EQUIP THE
22 FINANCE AUTHORITY TO BECOMING A SELF-SUSTAINING AGENCY AND
23 SOLVING OUR HOUSING CRISIS. WE APPRECIATE WORK DONE TO GET US
24 TO THIS POINT AND URGE MEMBERS AND COMMISSIONERS AND LABORS IN



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1 PRIVATE SECTORS TO PUSH THIS BOND FORWARD TO FINAL VOTE. THANK
2 YOU.

3

4 **CLERK OF THE BOARD:** THANK YOU. JORDAN GRIMES.

5

6 **SPEAKER:** JORDAN GRIMES RESILIENCE MANAGER WITH GREENBELT
7 ALLIANCE AND SAN MATEO COUNTY RESIDENT HERE IN SUPPORT OF THE
8 BOND AND RESOLUTION TODAY. FIRST HUGE THANK YOU TO STAFF. AS
9 SOMEONE WHO HAS BEEN INVOLVED IN THIS PROCESS SINCE THE CASA
10 COMPACT EFFORT BEGAN MANY YEARS AGO AT THIS POINT, THIS
11 INCREDIBLE EFFORT WOULDN'T BE POSSIBLE WITHOUT YOUR HARD WORK.
12 THIS BOND IS CRITICAL NOT ONLY FOR OUR AFFORDABLE HOUSING
13 GOALS WHICH ARE SIGNIFICANT BUT FOR OUR CLIMATE AND
14 ENVIRONMENTAL GOALS AND NEEDS, AS WELL. THE BOND WILL HELP
15 REDUCE OUR DEPENDENCE ON CARS AND LOWER GREENHOUSE GAS
16 EMISSIONS AND WILL ADDITIONALLY HELP PROTECT OUR OPEN SPACES
17 AND NATURAL AND WORKING LANDS FROM DEVELOPMENT BY ENSURING
18 THAT PEOPLE CAN LIVE WHERE IT MAKES SENSE TO DO SO, IN OUR
19 EXISTING CITIES AND SUBURBS NEAR TRANSIT AND SERVICES, NOT IN
20 AREAS THAT ARE DANGEROUS FROM A CLIMATE PERSPECTIVE. THE BAHIA
21 BOND IS ESSENTIAL TO CREATING A SUSTAINABLE RESILIENCE BAY
22 AREA COMMUNITY ONE THAT ALL CAN CALL HOME AND WE URGE YOUR
23 SUPPORT TODAY. THANK YOU.

24

25 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS KEN BUKOWSKI.



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1

2 **SPEAKER:** CAN YOU HEAR ME?

3

4 **CLERK OF THE BOARD:** YES, WE CAN HEAR YOU.

5

6 **SPEAKER:** OKAY. YOU KNOW THIS, IS THE BEGINNING OF THE END OF
7 LOCAL GOVERNMENT. YOU ESTABLISHING A REGIONAL AUTHORITY HERE
8 THAT'S GOING TAKE OVER THE AUTHORITY OF LOCAL GOVERNMENTS ALL
9 OF THIS SOUNDS GREAT BUT ADVERSE IMPACTS AND SERVICES YOU HAVE
10 ALL THESE PEOPLE AND NO MONEY FOR SERVICES THAT'S ANARCHY. WE
11 NEED TO LOOK AT BIG PICTURE WE'RE GIVING CORPORATIONS THE
12 ABILITY TO TAX US FOR HOUSING. THEY CAME HERE WITH MASSIVE
13 BUSINESS EXPANSION CREATED THE HOUSING CRISIS AND THEY DON'T
14 WANT TO PAY FOR ANY AFFORDABLE HOUSING MAKING HUNDREDS OF
15 MILLIONS OF DOLLARS IN PROFIT THEY WANT THE PUBLIC TO PAY AND
16 WE'RE FALLING FOR IT. WHY ARE WE GOING TO PAY THE TAX WE
17 HAVEN'T GOT MONEY AND HAVEN'T GOT ANYTHING I THINK SOME OF THE
18 ADVERSE IMPACTS NEEDS TO BE LOOKED AT. MTC, REALLY A CORPORATE
19 CONTROL WOULD EVERY VOTE OF THIS BOARD HAS SUPPORTED WHATEVER
20 THE STAFF HAS WANTED TO DO FOR THE LAST 50 YEARS, EVERY VOTE
21 CHECK THE RECORD. ARE YOU EXPECTING TO VOTE AGAINST THE
22 MEASURE TODAY? NOT LIKELY. NOT LIKELY EVER. WHATEVER STAFF
23 WANTS TO DO ANYWAY. THANK YOU.

24

25 **CLERK OF THE BOARD:** THANK YOU. NEXT BRIAN CULBERTSON.



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1

2 **SPEAKER:** HELLO MY NAME IS BRIAN CULBERTSON A HOMEOWNER IN OAK
3 CALLING TODAY TO URGE YOU TO SUPPORT THIS CRUCIAL \$20 BILLION
4 HOUSING FUNDING MEASURE THIS MEASURE WILL COST HOMEOWNERS LIKE
5 ME 100 TO \$200, A PITTANCE AND WILL HELP OAKLAND BUILD THE
6 7,000 TO 10,000 AFFORDABLE HOMES THAT OAKLAND SO DISPARATELY
7 NEEDS A CITY I CARE ABOUT I LOOK FORWARD TO VOTING FOR THIS
8 MEASURE AND HELPING BUILD THE HOUSING FOR MY NEIGHBORS. THANK
9 YOU.

10

11 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS HOWARD WONG.

12

13 **SPEAKER:** HOWARD WONG MEMBER OF THE MTC POLICY ADVISORY COUNCIL
14 SPEAKING AS AN INDIVIDUAL. THANK YOU EVERYONE FOR THE
15 PIONEERING WORK. I WANT TO STRESS THE IMPORTANCE OF
16 OVERARCHING COMMUNICATIONS. THE LANGUAGE OF LEGISLATION AND
17 ALL PUBLIC INTERACTIONS NEEDS TO EMPHASIZE SOCIETAL BENEFITS
18 FOR EVERYONE. PROPERTY OWNERS, TAXPAYER, AVERAGE CITIZENS, THE
19 IMPOVERISHED, AND ALSO ADDRESSING A LOT OF THE OTHER ISSUES OF
20 SOCIETY, PUBLIC SAFETY, IMPOVERISHMENT, HOMELESSNESS. SOME
21 COUNTRIES IN THE WORLD ACTUALLY HAVE THE RIGHT TO HOUSING IN
22 THEIR CONSTITUTIONS, AND THEIR GOVERNMENTS AND AGENCIES PLAN
23 AND HELP FUNDING TO LOOK FOR OVERARCHING SOCIETAL BENEFITS.
24 AND THAT'S WHAT WE NEED TO DO. THE EXPENDITURE PLAN NEEDS TO
25 CORRELATE THERE AMOUNTS AND PERCENTAGE EXPENDITURE WITH ACTUAL



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1 NEEDS OF OUR SOCIETY AND ALSO THINK CREATIVELY, THINK OF
2 HOUSING UNITS, NOT JUST HOUSING DWELLINGS, THAT WE NEED TO
3 HAVE MILLIONS OF UNITS IN THE ACKNOWLEDGE DECADES.

4

5 **CLERK OF THE BOARD:** THANK YOU. NEXT UP IS STEPHEN STENZLER.

6

7 **SPEAKER:** GOOD AFTERNOON. THANK YOU FOR ALLOWING ME TO SPEAK,
8 STEPHEN, WITH BROWNSTEIN ON BEHALF OF THE HOUSING ACTION
9 COALITION A NON-PROFIT THAT ADVOCATES FOR BUILDING MORE HOMES
10 AT ALL LEVELS OF AFFORDABILITY TO HELP ALLEVIATE THE BAY
11 AREA'S AND CALIFORNIA'S HOUSING SHORTAGE, DISPLACEMENT AND
12 AFFORDABILITY CRISIS. WE ARE HERE TODAY IN STRONG SUPPORT THE
13 BOND AND URGE YOU TO PUT ON THE BALLOT AS THE BUDGET SITUATION
14 AT THE STATE LEVEL DETERIORATES, MAKES THE WORK OF BAHFA MORE
15 IMPORTANT AND WE APPRECIATE IT AND URGE YOUR SUPPORT TODAY.
16 THANK YOU.

17

18 **CLERK OF THE BOARD:** THANK YOU. NO ADDITIONAL HANDS RAISED MR.
19 CHAIR.

20

21 **CHAIR, ALFREDO PEDROZA:** THANK YOU KIMBERLY, THANK YOU TO THE
22 PUBLIC AND THANK YOU TO COMMISSIONERS FOR STAYING HERE AND
23 PAYING ATTENTION. COMMISSIONER CHAVEZ?

24



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1 **CINDY CHAVEZ:** THANK YOU. I WANTED TO -- I HAVE FOUR QUESTIONS
2 -- OR FIVE, ACTUALLY. ONE, COULD YOU LET US KNOW WHEN THE NEXT
3 EMC POLL WILL BE IN THE FIELD? DO YOU KNOW THAT?

4

5 **KATE HARTLEY:** YES. VERY SHORTLY. [LAUGHTER] THERE SHE IS.

6

7 **REBECCA LONG:** THANKS COMMISSIONER CHAVEZ. WE'RE ACTUALLY JUST
8 FINALIZING THE LANGUAGE FOR THAT AS WE SPEAK. HOPING TO GET IT
9 OUT IN THE FIELD, I THINK, BY THE END OF THIS WEEK OR NEXT
10 WEEK WITH RESULTS AVAILABLE BY MID-JUNE.

11

12 **CINDY CHAVEZ:** GREAT. THANK YOU. SO, WE'LL HAVE THEM BEFORE
13 WE'RE VOTING, TO PUT IT ON THE BALLOT?

14

15 **REBECCA LONG:** ABSOLUTELY.

16

17 **CINDY CHAVEZ:** GREAT. THANK YOU. COULD YOU TALK ABOUT THE BAY
18 AREA COUNCIL'S CONCERNS WHAT THEY WERE AND HOW THEY GOT
19 RESOLVED.

20

21 **KATE HARTLEY:** WE WERE CONTACTED BY THE BAY AREA COUNCIL
22 SOMETIME AGO AS WE HAVE BEEN WITH MANY INTEREST GROUPS AND
23 THERE WAS AN EVOLVING SET OF CONCERNS WE WERE ABLE TO RESOLVE
24 MANY OF THEM, THINGS LIKE CAN YOU FUND ADUS WITH BOND FUNDS.
25 THE ANSWER IS YES. THOSE SORTS EVER THINGS. AND THEN IN THE



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1 LAST WEEK OR SO, A NEW CONCERN AROSE THAT EXPRESSED THAT BAHFA
2 WOULD CONDITION ITS FUNDS IN WAYS THAT WOULD HARM MARKET RATE
3 HOUSING DEVELOPMENT. AND WE DON'T BELIEVE THAT THAT'S WITHIN
4 OUR STATUTORY SCOPE [LAUGHTER] TO BE ABLE TO DO THINGS, LIKE,
5 REQUIRE, FOR EXAMPLE, RENT CONTROL ORDINANCES IN CITIES BEFORE
6 WE'LL MAKE INVESTMENTS. THOSE SORTS OF THINGS. THEY WANTED TO
7 MAKE SURE THAT WHEN WE SPENT FUNDS IT WOULD NOT BE CONDITIONED
8 ON CITY AND CANYON POLICIES THAT THEY BELIEVE WOULD BE HARMFUL
9 TO THEIR BUSINESS MODEL. SO, WE HAD DIALOGUE ABOUT THAT. WE
10 INTEND TO FOLLOW OUR EXPENDITURE PLAN, FOLLOW THE STATUTE,
11 LOOK AT THE PROJECT SPECIFIC CONDITIONS, CHARACTERISTICS, I
12 SHOULD SAY, AS WE GO OUT WITH NOFAS, SO I THINK WE HAVE BEEN
13 ABLE TO ASSURE THEM THAT IT'S NOT WITHIN OUR PURVIEW TO DEMAND
14 OR CREATE LAND USE POLICIES AS PART OF OUR ACTIVITIES. AND,
15 SO, THAT WAS THE NATURE OF THE LAST ROUND OF CONVERSATIONS.

16

17 **CINDY CHAVEZ:** YOU KNOW, REGAN REFERENCED SOME LANGUAGE THAT HE
18 WAS COMFORTABLE W I ASK THAT BE SHARED SEPARATELY WITH THE
19 BOARD SO WE UNDERSTANDS WHAT THAT LANGUAGE IS WHEN YOU'RE
20 REFERRING TO NOFAS, REFERRING TO THE 20%.

21

22 **KATE HARTLEY:** YES. THE 20% ONLY.

23

24 **CINDY CHAVEZ:** A NOTICE OF FINANCING -- SHE WANTS TO MAKE SURE
25 -- NO ACRONYMS. I JUST GOT POKED FOR AN ACRONYM.



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1

2 **KATE HARTLEY:** NOTICE OF FUNDING AVAILABILITY MY UNDERSTANDING
3 IS THAT THE BAY AREA COUNCIL BUILDING INDUSTRY ASSOCIATION
4 LETTER WAS DISTRIBUTED TO ALL OF YOU.

5

6 **CINDY CHAVEZ:** I COULDN'T FIND IT IF YOU COULD RESENDS? AND THE
7 20TH PERCENTILE COME BACK TO THAT IN A SECOND. COULD YOU TALK
8 A LITTLE BIT -- REBECCA THIS IS FOR U STATUS OF ACA 1?

9

10 **REBECCA LONG:** THAT'S A TRICKY ONE. BUT THE SHORT ANSWER IS
11 THERE IS STILL CONVERSATION HAPPENING IN SACRAMENTO ABOUT A
12 CHANGE TO AMP CA ONE. ACA 1 HAS ALREADY GONE THROUGHOUT
13 LEGISLATIVE PROCESS AND IS ON THE NOVEMBER 2024 BALLOT HOWEVER
14 IT'S STRUCTURED IN SUCH A WAY THAT POLLING DOES NOT SUGGEST
15 THAT IT WOULD BE VIABLE SO CURRENT ACA 1 LANGUAGE APPLIES TO
16 BOTH SPECIAL TAXES BONDS BUT THERE IS SPECIAL TAXES BONDS AND
17 ADDITIONAL APOLOGY THAT SUGGESTS ONLY A MEASURE THAT LOWERS
18 WOULD BE VIABLE SO THAT'S SOMETHING BEING EXPLORED IN
19 SACRAMENTO WE'RE HOPEFUL THAT VERSION IS WHAT CAN BE ON THE
20 NOVEMBER 2024 BALLOT BECAUSE OBVIOUSLY THE SUCCESS OF THE
21 BAHFA MEASURE IS CONDITIONED ON THE LOWER VOTE THRESHOLD.

22

23 **CINDY CHAVEZ:** WHAT'S THE LAST DATE THAT VOTE CAN OCCUR AND CAN
24 BE PLACED ON THE BALLOT? WE HAVE LOCAL REARVIEW RULES THIS IS
25 STATE I'M UNFAMILIAR WITH THEM.



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1

2 **REBECCA LONG:** TECHNICALLY JUNE 27TH HOWEVER THE LEGISLATURE
3 CAN ADJUST THE RULES AND SOMETIMES DOES [LAUGHTER] -- GIVEN
4 THEY'RE THE STATE, AND THEY CAN WORK WITH THE SECRETARY EVER
5 STATE ON THAT. SO, JUNE 27TH, WITH SOME WIGGLE ROOM.

6

7 **CINDY CHAVEZ:** THANK YOU. AND THEN, COULD YOU JUST TAKE A
8 MOMENT TO RESPOND TO THE -- AND I'M NOT SURE WHO IS
9 APPROPRIATE WITH THIS, BUT THE OVERSIGHT THAT'S TIED TO ACA 1
10 EVEN IF NOT TIED, I ASSUME WE WOULD WANT TO HAVE RIGOROUS
11 OVERSIGHT THIS HAS BEEN RAISED IN THE LAST COUPLE OF YEARS AND
12 I DON'T KNOW WE HAVE ADDRESSED IT I THINK THERE IS SUCH A
13 THING AS CONSULTANT FOR OVERSIGHT BUT THERE IS CONSULTANT FOR
14 EVERYTHING. WHAT IS YOUR OBJECTIVE IN TERMS OF HOW IT GETS
15 PRESENTED AND IN WHAT BODY OF WORK AND HOW IT GETS CODIFIED
16 AND ALL THAT?

17

18 **KATE HARTLEY:** OUR BALLOT MEASURE DOES REFERENCE THAT WE WILL
19 BE PROVIDING THE BAHFA BOARD AND THE ABAG EXECUTIVE BOARD WILL
20 BE CREATING THE FRAMEWORK TO ESTABLISH A CITIZEN'S OVERSIGHT
21 COMMITTEE. THE PURVIEW OF THE OVERSIGHT COMMITTEE IS TO REVIEW
22 THE EXPENDITURES OF THE BONDS AND TO MAKE SURE THAT THEY ARE -
23 - THAT ALL THE MONEY, EVERY THERE IS SPENT IN CONFORMANCE WITH
24 THE BALLOT MEASURE AND OUR STATUTE AND THAT IT IS ALL DONE



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1 WITH -- WITH RESPECT TO EVERYTHING THAT WE HAVE PUT OUT AND
2 TOLD THE VOTER WHAT IS WE ARE DOING.

3

4 **CINDY CHAVEZ:** SO THE STRUCTURE WON'T IN THE BALLOT LANGUAGE
5 ONLY THE FACT OF IT WILL BE.

6

7 **KATE HARTLEY:** YES.

8

9 **CINDY CHAVEZ:** THE BAHFA BOARD WILL MAKE THE FINAL VOTE ON
10 THAT? COLLEAGUES THE REASON I'M ASK ABOUT THIS IS THAT ALL OF
11 YOU WHO HAVE RUN BALLOT VOTE ISSUES KNOW HOW IMPORTANT
12 OVERSIGHT IS TO THE PUBLIC BUT IT'S GOING TO BE IMPORTANT TO
13 PEOPLE WHO COME AFTER US THAT THAT OVERSIGHT MECHANISM IS REAL
14 AND MEANINGFUL AND I WANT TO KNOW HOW THAT'S INTEGRATED INTO A
15 BODY OF WORK IT'S THIS BOARD VOTES ON IT WHO VOTES ON IT WHERE
16 DOES IT GO.

17

18 **KATE HARTLEY:** THE ABAG EXECUTIVE BOARD AND BAHFA BOARD WILL
19 VOTE ON THE TERMS BY WHICH WILL CREATE THE CITIZEN'S OVERSIGHT
20 COMMITTEE, HOW MANY MEMBERS, AND IT WILL ALL HAVE TO BE IN
21 CONFORMANCE WITH ACA 1, TOO. AND I BELIEVE THAT ACA 1 HAS SOME
22 SPECIFIC TERMS ATTACHED TO WHAT THAT OVERSIGHT COMMITTEE HAS
23 TO LOOK LIKE. AND THEN THE BODY WILL BE ESTABLISHED. THEIR
24 SCOPE OF WORK WILL BE VERY WELL DEFINED.

25



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1 **CINDY CHAVEZ:** BY?

2

3 **KATE HARTLEY:** BY THE BOARDS IN CONFORMANCE WITH THE ACA1

4 RETIREMENTS. THEN AS WE PROCEED TO SPEND THE MONEY, THEN THE

5 OVERSIGHT COMMITTEE WILL HAVE A REGULAR CADENCE OF MEETINGS.

6 THEY WILL BE PUBLIC MEETINGS, WE WILL POST INFORMATION ON THE

7 WEB SITE, ET CETERA.

8

9 **CINDY CHAVEZ:** THE MAIN THING I WANT TO UNDERSTAND IS WHO IS

10 THE DECIDER AND I'LL SAY TO MY COLLEAGUES, FOR THE OVERSIGHT -

11 - ONE OF THE OVERSIGHT BODIES WE HAVE IF OUR COUNTIES, THEY

12 HAVE THE ABILITIES TO AUDIT ANYTHING THEY WANT. THERE IS NO

13 LIMIT TO THE AUDITS AND NO LIMITS TO HOW MUCH THEY CAN SPEND

14 ON THEM AND THE REASON WE DID THAT FRANKLY WAS FOR OUR MEASURE

15 A HOUSING BOND IS WE WERE DOING SOMETHING NEW AND WE WANTED TO

16 MAKE SURE WE WERE AS TRANSPARENT AS POSSIBLE AND IT'S THE ONLY

17 TIME IN MY LIFE I GOT AN AWARD FROM A TAXPAYERS ASSOCIATION.

18 THE OVERSIGHT IS RIGOROUS I'M LEAN INTO THAT IT'S A REALLY

19 IMPORTANT PART OF HOW WE MOVE FORWARD. THE LAST QUESTION THAT

20 I HAD OR COMMENT I WANT TO MAKE -- TO MY COLLEAGUES ALSO, IS

21 THAT I THINK THAT MAKING SURE THAT WE HAVE -- THE STAFF HAS

22 REFERENCE ODDS DIFFERENT OCCASIONS THE ABILITY TO MAKE CHANGES

23 AND HAVE FLEXIBILITY BUILT INTO REALLY THE 20% FUNDS THAN 80%

24 FUNDS. ONE RECOMMENDATION THAT I WANT TO MAKE TO MY COLLEAGUES

25 IS THAT WE IMPLEMENT A 2/3 VOTE TO MAKE ANY CHANGES TO OUR



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1 SPENDING PLAN. AND, AGAIN, I THINK IT'S IN THE SPIRIT OF NOT
2 HAVING PEOPLE HERE OR PEOPLE WHO COME AFTER US FIGHTING WITH
3 EACH OTHER ABOUT CHANGES THAT WE MAKE. BECAUSE IT MEANS IT
4 WOULD REQUIRE ALL OF US TO WORK TOGETHER TO HAVE A SUPER
5 MAJORITY IT'S ACTUALLY A FLAW IN THE LAST BILL WE DISCUSSED
6 BECAUSE IT DOESN'T FORCE EVERYBODY TO THE TABLE IT DOESN'T
7 FORCE US TO LISTEN TO EACH OTHER AND FORCE US TO BE GROWN UP.
8 I THINK WE OUGHT TO BE THINKING 2/3, AND, AGAIN, I'LL ASK
9 STAFF TO REPORT BACK ON HOW TO DO THAT BUT I THINK IT'S UP TO
10 THIS BOARD AND THE ABAG BOARD TO MAKE SURE THAT WE BUILD IN
11 BENCHMARKS THAT ARE PROTECTIVE OF THE RELATIONSHIPS AND THE
12 RESOURCES THAT WE'RE ASKING THE -- OUR RELATIONSHIPS AND THE
13 RESOURCES THAT WE'RE ASKING FROM THE PUBLIC. THANK YOU.

14

15 **CHAIR, ALFREDO PEDROZA:** STAFF, I DO WANT TO HAVE THAT ITEM
16 COME BACK. I THINK WE CAN ENGAGE IN A ROBUST CONVERSATION. I
17 DO HEAR WHAT COMMISSIONER IS STAYING ABOUT THE SPIRIT OF
18 COLLABORATION, I THINK IT'S MEANINGFUL BUT IT MERITS
19 DISCUSSION TO TAKE A DEEPER DIVE SEPARATELY APART FROM TODAY'S
20 INFORMATION ITEM REBECCA DO YOU HAVE COMMENTS.

21

22 **REBECCA LONG:** I WANT TO MENTION THERE IS ANOTHER BILL AB2813
23 AUTHORED BY ASSEMBLYMEMBER CURRY AND WARD THAT IS WHERE THE
24 SPECIFICITY REGARDING CITIZEN OVERSIGHT COMMITTEES RESIDES.
25 ACA 1 ITSELF DOESN'T SPEAK TO CITIZEN OVERSIGHT COMMITTEES BUT



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1 AB2813 DOES AND IT HAS QUITE A LOT OF DETAILS SO WE'RE
2 TRACKING THAT AND THAT WOULD BE TO YOUR QUESTION, COMMISSIONER
3 CHAVEZ, WHAT CONTROLS, AT LEAST THE, YOU KNOW, MINIMUM OF WHAT
4 WE WOULD NEED TO DO THEN IF WE WERE GOING GO ABOVE AND BEYOND
5 AGAIN IT WOULD BE ABOVE 2813 ASSUMING THAT GETS ENACTED.

6

7 **CHAIR, ALFREDO PEDROZA:** GREAT. COMMISSIONER PAPAN?

8

9 **GINA PAPAN:** THANK YOU. QUESTION TO MY LOCAL PEOPLE HERE ARE
10 THERE EXEMPTIONS TO PEOPLE ON LIMITED INCOMES HERE THE LAST
11 THING YOU WANT TO DO IS CREATE MORE UNHOUSED BECAUSE THEY'RE
12 ON LIMITED INCOMES AND YOU ARE ADDING ON, GENERAL WHEN WE DO A
13 SCHOOL BOND OR SOMETHING LIKE THAT, WE EXEMPT SENIORS. ARE WE
14 LOOKING AT THAT BECAUSE AGAIN YOU DON'T WANT TO CREATE A NEW
15 PROBLEM WHEN THIS GOES THROUGH.

16

17 **KATE HARTLEY:** OUR STATUTE DOES NOT HAVE ANY EXEMPTIONS FOR THE
18 TAX IT'S AN AD VALOREM TAX ON ALL PROPERTY TAXPAYERS.

19

20 **GINA PAPAN:** COULD BE A PROBLEM HERE. I'M CURIOUS IF A
21 DISCUSSION TAKES PLACE ALONG THOSE LINES. THIS HAS TO BE VOTER
22 APPROVED AND IT WILL IMPACT A LOT OF PEOPLE ON LIMITED INCOME
23 AND THAT GOES ACROSS THE BOARD. IT'S NOT JUST SENIORS THERE
24 ARE THOSE ON LIMITED INCOME WITHIN OUR REGION RIGHT NOW I
25 THINK WE SHOULD LOOK AT WHAT THAT IMPACT MIGHT BE MOVING



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1 FORWARD HERE. SECONDARILY, I DID AGREE WITH THE SPEAKER THAT
2 SAID THE WAY YOU'RE LIMITING, THE WAY YOU'RE TALKING ABOUT THE
3 TIME FRAME OF THIS WHOLE THING, LIKE, BASING IT ON -- I DIDN'T
4 QUITE UNDERSTAND IT, THE BOND TIMING AND THINGS LIKE THAT,
5 THIS IS VERY CONFUSING AND GOING FORTH TO THE VOTERS. IS THIS
6 GOING TO BE IN PERPETUITY? IS THIS GOING TO BE -- I THINK WE
7 SOMEHOW, SIMPLIFYING THAT, SO THE VOTERS HAVE A BETTER
8 UNDERSTANDING OF WHAT THIS LOOKS LIKE MOVING FORWARD HERE THE
9 MORE VAGUE YOU ARE THE LESS VOTERS ARE GOING TO LIKE THIS. I
10 DO NOT HAVE THE ANSWER TO THAT. SO THAT'S A QUESTION THERE.
11 AND I HAVE DISCUSSED THIS WITH KATE AND KATE'S BEEN GREAT
12 ABOUT UNDERSTAND -- RESPONDING TO QUESTIONS. MAINTAINING
13 PRESERVATION MAINTAINING AFFORDABILITY WE BUILD AFFORDABLE
14 UNITS AND RENT STARTED AT 603 YEARS LATER IT'S 1200. I DON'T
15 KNOW WHERE THAT IS BUT WE NEED TO CONTROL THAT, ESPECIALLY IN
16 JURISDICTIONS LIKE MINE AMI AVERAGE MEDIAN INCOME KEEPS GOING
17 UP AND UP IT'S MAKING IT DIFFICULT FOR LOW AND VERY LOW PEOPLE
18 TO STAY WHERE THEY ARE. KATE I'M HOPING YOU CAN GET SOME MAGIC
19 DONE IN THAT FRAME. AND MY FINAL QUESTION, AND KEEP ASKING
20 OVER AND OVER AGAIN AND I HAVE TO ASK THIS, YOU TALK ABOUT
21 POLLING, YOU NEED TO SHOW UP THE QUESTIONS. I'M NOT ASKING FOR
22 IT, BUT I NEED TO KNOW, TELL US WHAT YOU ASKED PREVIOUSLY,
23 AND, IF YOU CAN, WHAT YOU'RE GOING ASK IN THE FUTURE. I SAY
24 THAT CLEARLY, BECAUSE WHEN REGIONAL MEASURE THREE CAME OUT OUT
25 YOU ASKED SAN MATEO COUNTY HOW THEY FELT ABOUT BART TO SAN



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1 JOSE MY PEOPLE THOUGHT THAT MEANT YOU WERE DOING IT ON THIS
2 SIDE OF THE BAY. MY QUESTIONS ARE GOING TO BE ASKED BECAUSE
3 YOU COME TO US WITH RESULTS I DON'T WANT TO MICRO MANAGE NOR
4 DO I WANT TO DEFEND SOMETHING THAT'S BEING PRESENTED TO THE
5 VOTERS. SO, PLEASE JUST SHOW US -- YOU CAN SHOW US THE
6 PREVIOUS ONES, OR IF THEY'RE CHANGING SOMEHOW. THANK YOU VERY
7 MUCH.

8

9 **CHAIR, ALFREDO PEDROZA:** THANK YOU COMMISSIONER PAPAN.
10 COMMISSIONER RABBITT PUBLIC COMMENT THEN BACK TO THE
11 COMMISSION.

12

13 **DAVID RABBITT:** I WAS REMINDED THROUGH THE PRIOR QUESTION FOR
14 CLARIFY THE TAX PER INDIVIDUAL ARE THEY PAYING ONCE. APN
15 NUMBERS OR PAYING TEN TIMES?

16

17 **KATE HARTLEY:** WE CAN LOOK INTO THAT IF YOU ARE A TAX PAYING
18 PROPERTY OWNER THIS IS AD VALOREM PROPERTY TAX WILL BE ADDED
19 TO THAT TAX BILL YOU GET FOR THAT PARTICULAR PROPERTY.

20

21 **DAVID RABBITT:** I HOPE THAT'S THE CASE. THANK YOU.

22

23 **CHAIR, ALFREDO PEDROZA:** I WAS REMINDED ALREADY TOOK PUBLIC
24 COMMENT. WANT TO SEE IF YOU ALL ARE AWAKE. YOU PASSED. ANY
25 OTHER COMMISSIONERS WITH QUESTIONS. THIS WAS AN INFORMATIONAL



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1 ITEM ONLY. THERE IS SOME FOLLOW UPS I THINK YOU HEARD FROM
2 STAFF -- YOU HEARD FROM COMMISSIONERS THAT WE EXPECT STAFF
3 WILL COME BACK ON. SO, AT THAT POINT, THANK YOU DANIEL. THANK
4 YOU VERY MUCH. WE HAVE SEEN YOU MULTIPLE TIMES AND WE'LL
5 CONTINUE TO SEE ON YOU THIS ITEM. WE'RE GOING TO MOVE FORWARD
6 4D THE DRAFT BAY AREA HOUSING FINANCE AUTHORITY FISCAL YEAR
7 2024, 2025 OPERATING CAPITAL BUDGETS I'M NOT GOING TO RUSH
8 ANYONE FOR TIME BUT I WANT TO MAKE SURE WE'RE DILIGENT WITH
9 TIME. GO AHEAD.

10

11 **SPEAKER:** GOOD AFTERNOON THE STAFF MATERIALS ARE INCLUDED IN
12 YOUR PACKET AND WE'RE HAPPY TO ANSWER QUESTIONS. THE DRAFT
13 BUDGET AS PRESENTED IS BALANCED AND MOST FUNDS ARE FOR
14 IMPLEMENTING THE PILOT PROGRAMS THAT BAHFA HAS BEEN WORKING
15 ON.

16

17 **CHAIR, ALFREDO PEDROZA:** I DON'T MEAN TO BYPASS BUDGETS BECAUSE
18 THIS IS HOW WE GET TO DO WHAT WE ALL WANT TO DO, SO I
19 APPRECIATE THAT. SO, AGAIN, ALSO, THANK YOU VERY MUCH FOR
20 THAT. COMMISSIONERS, ANY QUESTIONS? ANY PUBLIC COMMENT ON THIS
21 ITEM?

22

23 **CLERK OF THE BOARD:** NO RAISED HANDS NOTHING IN WRITING.

24



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1 **CHAIR, ALFREDO PEDROZA:** INFORMATIONAL ITEM. MOVING TO ITEM
2 FIVE PUBLIC COMMENT.

3

4 **CLERK OF THE BOARD:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
5 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
6 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
7 PUBLIC COMMENT AT THIS TIME.

8

9 **CHAIR, ALFREDO PEDROZA:** ITEM SIX ADJOURNMENT NEXT MEETING FOR
10 THE BAY AREA HOUSING FINANCE AUTHORITY WEDNESDAY JUNE 26TH
11 SAME TIME SAME PLACE ANY CHANGES WILL BE DULY NOTED.

12 [ADJOURNED]

13



NTT

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