

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



MARCH 12, 2025

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

2 **WEDNESDAY, MARCH 12TH, 2025, 11:30 AM**

3

4 **CHAIR, CARLOS ROMERO, ABAG HC:** GOOD AFTERNOON. IT IS
5 AFTERNOON. 12:00 SHARP. HELLO EVERYONE. I WOULD LIKE TO CALL
6 THIS MEETING OF THE JOINT ABAG HOUSING COMMITTEE AND BAHFA
7 OVERSIGHT COMMITTEE TO ORDER. JUST A QUICK ANNOUNCEMENT. THIS
8 MEETING IS BEING WEBCAST ON THE ABAG AND MTC WEB SITES.
9 COMMITTEE MEMBERS AND MEMBERS OF THE PUBLIC PARTICIPATING BY
10 ZOOM WISHING TO SPEAK SHOULD USE THE RAISED HAND FEATURE OR
11 DIAL NINE. MEMBERS OF THE PUBLIC SHOULD FORM A LINE NEAR THE
12 PODIUM, AND THE CLERK, FRED CASTRO WILL CALL UPON YOU TO
13 SPEAK. ROLL CALL, PLEASE.

14

15 **BOARD CLERK:** THIS IT ROLL CALL OF THE ABAG HOUSING COMMITTEE.
16 COUNCIL MEMBER ECKLUND?

17

18 **PAT ECKLUND:** PRESENT.

19

20 **BOARD CLERK:** COUNCIL MEMBER FIFE? THE TELECONFERENCE LOCATION
21 IS CONNECTED. I DO NOT SEE HER PRESENT AT THE MOMENT. COUNCIL
22 MEMBER MOTOYAMA?

23

24 **LISA MOTOYAMA:** PRESENT.

25



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1 **BOARD CLERK:** SUPERVISOR RABBITT?

2

3 **DAVID RABBITT:** PRESENT.

4

5 **BOARD CLERK:** AT THE SANTA ROSA LOCATION?

6

7 **DAVID RABBITT:** I AM. 575 ADMINISTRATION DRIVE.

8

9 **BOARD CLERK:** THANK YOU. PRESIDENT RAMOS?

10

11 **BELIA RAMOS:** PRESENT.

12

13 **BOARD CLERK:** ROMERO?

14

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

16

17 **BOARD CLERK:** QUORUM IS PRESENT OF THE ABAG HOUSING COMMITTEE.

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. PLEASE GIVE THE ABAG
20 HOUSING COMMITTEE COMPENSATION ANNOUNCEMENT.

21

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



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1 OF CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO
2 COLLECT PER DIEM. THANK YOU.

3

4 **CHAIR, CARLOS ROMERO, ABAG HC:** WITH THAT I'LL HAND IT OVER TO
5 CHAIR OF BAHFA.

6

7 **GINA PAPAN:** GOOD AFTERNOON. I WOULD LIKE TO CALL TO ORDER THE
8 MTC BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE. I
9 GUESS I AM THE ACTING CHAIR. ROLL CALL PLEASE.

10

11 **BOARD CLERK:** ABE-KOGA?

12

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

14

15 **BOARD CLERK:** FLEMING IS ABSENT. MILEY?

16

17 **NATHAN MILEY:** HERE.

18

19 **BOARD CLERK:** PAPAN?

20

21 **GINA PAPAN:** HERE.

22

23 **BOARD CLERK:** SCHAFF NON-VOTING?

24

25 **LIBBY SCHAFF:** HERE.



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1

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

3

4 **GINA PAPAN:** THANK YOU. PLEASE GIVE US THE COMPENSATION
5 ANNOUNCEMENT?

6

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

13

14 **GINA PAPAN:** THANK YOU.

15

16 **CHAIR, CARLOS ROMERO, ABAG HC:** NEXT ITEM PUBLIC COMMENT ON
17 ITEMS THAT ARE NOT ON THE AGENDA. ARE THERE ANY MEMBERS OF THE
18 PUBLIC WHO WISH TO ADDRESS?

19

20 **BOARD CLERK:** THERE ARE NO MEMBERS OF THE PUBLIC IN THE
21 BOARDROOM FOR PUBLIC COMMENT NO PUBLIC COMMENTS WERE RECEIVED
22 AND AT THE TELECONFERENCE LOCATIONS I SEE NO MEMBERS THERE AND
23 I BELIEVE COUNCIL MORE FIFE HAS JOINED US.

24



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1 **CHAIR, CARLOS ROMERO, ABAG HC:** GREAT. WELCOME COUNCIL MEMBER
2 FIFE. WITH THAT ITEM NUMBER THREE IS COMMITTEE MEMBER
3 ANNOUNCEMENTS. ARE THERE ANY ANNOUNCEMENTS FROM COMMITTEE
4 MEMBERS EITHER PRESENTER ONLINE? SEEING NONE. NEXT ITEM IS
5 ABAG HOUSING COMMITTEE CHAIR'S REPORT FOR MARCH 12TH. SO TODAY
6 AS YOU ALL SEE WE HAVE A RELATIVELY ROBUST AGENDA WITH THREE
7 INFORMATIONAL ITEMS. FIRST ITEM I THINK IS PROBABLY VERY
8 INTERESTING IN TERMS OF PICKING YOU KNOW THE CONVERSATION
9 WHERE WE STARTED LAST FALL ABOUT NEXT STEPS FOR BAHFA AND THE
10 BROADER HOUSING PORTFOLIO THAT WE ARE WORKING ON. BUT WITHIN
11 THE CONTEXT OF THE DISAPPOINTING OUTCOMES OF REGIONAL MEASURE
12 FOUR AND PROPOSITION FIVE. OBVIOUSLY IMPORTANT FOR US TO
13 REGROUP AND THINK ABOUT HOW WE'RE GOING TO MOVE FORWARD IN THE
14 FIRST TERM STAFF WILL PROVIDE AN UPDATE ABOUT BAHFA'S CURRENT
15 STATUTES AND TEE UP THE DISCUSSION FOR ATTRACTING RESOURCES TO
16 ADVANCE BAHFA'S MISSION. WHICH WE ALL KNOW IS CRITICAL TO THE
17 BAY AREA. STAFF WILL ALSO OUTLINE A PROPOSED STRATEGIC
18 PLANNING PROCESS THAT WILL MOVE US FROM CONCEPT FROM THE
19 CURRENT REGROUPING PHASE INTO BAHFA'S NEXT PHASE OF
20 IMPLEMENTATION. SECOND AND THIRD ITEMS ARE INFORMATIONAL BUT
21 THEY'RE DEEPER DIVES INTO PROGRAMS THAT WE CURRENTLY HAVE
22 WITHIN OUR REGIONAL HOUSING PORTFOLIO. THOSE ARE THE DOORWAY
23 HOUSING PLATFORM WHICH I'M 0 INTERESTED AND REGIONAL HOUSING
24 TECHNICAL ASSISTANCE PROGRAM THESE PROGRAMS ARE CERTAINLY
25 EXAMPLES OF THE TYPE OF WORK THAT BAHFA AND ABAG ARE DOING TO



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1 CONTINUE DELIVERING ESSENTIAL PROGRAMS DURING THE UPCOMING
2 YEARS IN ORDER TO MAKE AN IMPACT ON HOUSING AFFORDABILITY AND
3 AVAILABILITY IN THE NEAR-TERM. THEY REFLECT AS WE HAVE SAID IN
4 THE PAST, PROOF OF CONCEPT WHICH IS HOW WE WANT REGIONALISM IN
5 THE HOUSING SPHERE TO WORK AND THEY CAN CERTAINLY ADD VALUE TO
6 THE WORK THAT WE'RE DOING SIMULTANEOUSLY WHILE BEING CARRIED -
7 - SIMULTANEOUSLY AS THE WORK THAT'S BEING CARRIED OUT IN OUR
8 LOCAL GOVERNMENTS AND WITH OUR PARTNERS. SO, WITH THAT WILL
9 THE CLERK INFORM ME IF THERE ARE ANY COMMENTS ON MY REPORT OR
10 IF ANYONE HERE HAS ANY COMMENTS.

11

12 **BOARD CLERK:** NO WRITTEN COMMENTS RECEIVED, NONE IN THE
13 BOARDROOM FOR PUBLIC COMMENT NO ONE IN THE ATTENDEE SPACE.

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. THAT CONCLUDES MY
16 CHAIR'S REPORT. LET'S MOVE ON TO THE ABAG HOUSING CONSENT
17 CALENDAR. APPROVAL OF THE ABAG HOUSING COMMITTEE MINUTES FOR
18 FEBRUARY 12TH, 2025.

19

20 **PAT ECKLUND:** I'LL MOVE APPROVAL.

21

22 **CHAIR, CARLOS ROMERO, ABAG HC:** MOTION.

23

24 **BELIA RAMOS:** SECOND RAMOS.

25



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1 **SPEAKER:** I HAVE A QUESTION.

2

3 **CHAIR, CARLOS ROMERO, ABAG HC:** OKAY.

4

5 **SPEAKER:** I WANT TO CONFIRM IF THERE WERE ANY CHANGES IN THE
6 MATERIALS THAT ARE ATTACHMENTS TO THE MINUTES THOSE CHANGES
7 WOULD BE MARKED BY BLACK LINE OR CALLED OUT?

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** CLARIFICATION.

10

11 **BOARD CLERK:** THE CHANGES CAN BE RECORDED DURING THE MEETING
12 AND UPDATED MINUTES --

13

14 **SPEAKER:** BUT THERE'S NO BLACK LINE OR SOMETHING THAT SAYS
15 THESE ARE THE CHANGES THAT CAME FROM WHAT WAS PRESENTED TO US
16 AT THE PACKET LEVEL. IF THERE WERE CHANGES IN THE MATERIALS I
17 WOULDN'T BE ABLE TO FLAG THEM BECAUSE THEY WEREN'T CALLED OUT
18 TO ME. IF THERE WERE CHANGES SOMEONE WOULD NOTE THAT AS A
19 MATTER OF PROCEDURE?

20

21 **ALIX BOCKELMAN:** THANK YOU FOR THE QUESTION. TYPICALLY WHEN AN
22 ACTION IS TAKEN IT WILL SAY TO MOVE THE RECOMMENDATION IF THIS
23 IS A CHANGE FROM WHAT WAS IN THE PACKET IT WOULD ACTUALLY
24 BECOME PART OF THE MINUTES AND WE WOULD NOTE IT. WE HAVEN'T
25 TYPICALLY NECESSARILY USED A BLACK LINE OR ITALICS BUT WE DO



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1 NOTE WHEN THERE ARE CHANGES FROM THE PACKET MATERIAL AND WITH
2 THE ORIGINAL STAFF RECOMMENDATION. THAT'S OUR PRACTICE WITH
3 THE MINUTES.

4

5 **SPEAKER:** THANK YOU VERY MUCH.

6

7 **CHAIR, CARLOS ROMERO, ABAG HC:** WAS THERE A PARTICULAR ITEM?

8

9 **SPEAKER:** IN GENERAL.

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** SO WE HAVE A MOTION AND SECOND.

12 PUBLIC COMMENT ON THIS ITEM?

13

14 **BOARD CLERK:** NO PUBLIC COMMENT ON THIS ITEM RECEIVED NO

15 MEMBERS OF THE PUBLIC IN THE BOARDROOM AND NONE IN THE

16 ATTENDEE SPACE. THANK YOU.

17

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

19 THIS? THANK YOU.

20

21 **BOARD CLERK:** ON THE MOTION ECKLUND SECOND RAMOS. [ROLL CALL

22 VOTE] MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

23

24 **CHAIR, CARLOS ROMERO, ABAG HC:** OKAY I'LL HAND IT OVER TO THE

25 BAHFA CHAIR.



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1

2 **GINA PAPAN:** HI. THERE IS THIS FOR CONSENT? OKAY. THANK YOU.
3 APPROVAL OF THE BAHFA OVERSIGHT COMMITTEE MINUTES FROM
4 FEBRUARY 12TH, 2025. DO WE HAVE ANY COMMISSIONER QUESTIONS?
5 COMMENTS? OKAY. CAN I HAVE A MOTION TO APPROVE?

6

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

8

9 **NATHAN MILEY:** SECOND.

10

11 **GINA PAPAN:** MOTION BY ABE-KOGA. SECOND MILEY. ALL IN FAVOR,
12 SAY AYE. [AYES] --

13

14 **COUNSEL, KATHLEEN KANE:** SORRY. WE TECHNICALLY HAVE TO CHECK
15 FOR PUBLIC COMMENT FIRST.

16

17 **GINA PAPAN:** I JUMPED BEYOND THAT. ANY PUBLIC COMMENTS?

18

19 **BOARD CLERK:** NO PUBLIC COMMENTS RECEIVED NO MEMBER OF THE
20 PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT.

21

22 **GINA PAPAN:** ALL IN FAVOR, SAY AYE. [AYES] OPPOSED?
23 ABSTENTIONS? NONE. THANK YOU.

24



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1 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU VERY MUCH. NOW ITEM
2 NUMBER SEVEN. BAHFA STRATEGIC PLANNING ITEM. IT'S A
3 PRELIMINARY REPORT ON NEXT STEPS FOR BAHFA, INCLUDING A
4 STRATEGIC PLANNING PROCESS IN NEAR-TERM ACTIONS TO LAY A
5 GROUNDWORK FOR A FUTURE -- FOR BAHFA'S FUTURE SUCCESS. FORGIVE
6 ME. AND I BELIEVE MR. SAVER WILL BE DOING THIS PRESENTATION.
7 DANIEL?

8

9 **DANIEL SAVER:** THANK YOU VERY MUCH, CHAIR. AND MEMBERS. I'M
10 DANIEL SAVER, DEPUTY EXECUTIVE DIRECTOR FOR HOUSING AND
11 ENERGY. PLEASED TO BE HERE AS THE CHAIR MENTIONED. PICKING UP
12 CONVERSATION THAT STARTED LAST FALL WITH SOMBER TONE IN THE
13 WAKE OF REMOVAL OF RM4 FROM THE BALLOT AND ALSO LOSS OF PROP
14 FIVE WHICH WOULD HAVE ESTABLISHED A 55% VOTER THRESHOLD FOR
15 HOUSING INFRASTRUCTURE BONDS AND AS THE CHAIR MENTIONED WE'RE
16 IN REGROUPING PROCESS AND ARE READY TO MOVE THAT CONVERSATION
17 FORWARD WITH YOU HERE TODAY. DURING THE LAST NUMBER OF MONTHS
18 SINCE THAT PRESENTATION LAST FALL WE HAVE BEEN IN DIALOGUE
19 WITH MANY OF OUR STAKEHOLDERS, INCLUDING LOCAL AGENCIES, AS
20 WELL AS NON-PROFIT PARTNERS, AND OTHER PARTNERS. TO FORMULATE
21 WHAT WE'RE PUTTING IN FRONT OF YOU TODAY. THIS PRESENTATION IS
22 GOING TO PROCEED IN THREE PARTS. FIRST PART IS UPDATE ON OUR
23 CURRENT STATUTES. SECOND IS TALKING ABOUT PATHWAYS ABOUT HOW
24 WE CAN ATTRACT NEW RESOURCES FOR AFFORDABLE HOUSING HERE IN
25 THE REGION, AND THEN THE THIRD IS TO DIVE INTO THE STRATEGIC



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1 PLANNING. IF WE CAN GO TO THE NEXT SLIDE? HOPEFULLY THESE ARE
2 HELPFUL. WE IS GO TO THE NEXT SLIDE PLEASE. LAST NOVEMBER WHEN
3 WE STARTED THIS CONVERSATION TO DISCUSS NEXT STEPS FOR BAHFA,
4 WE FIRST TOOK A STEP BACK TO SITUATE BAHFA WITHIN THE BROADER
5 FAMILY AT MTC AND ABAG BAHFA IS ONE OF THE BIG INITIATIVES,
6 SOME HAVE DESCRIBED IT AS THE BIG NEW SHINY OBJECT BUT IT'S
7 NOT THE ONLY THING WE'RE DOING HERE AT REGIONAL GOVERNMENT
8 WE'RE PACKAGING AND PULLING TOGETHER A BROADER PORTFOLIO
9 RELATED TO HOUSING AND LAND USE. SO THOSE PROGRAMS THAT WE
10 HAVE BEEN ROLLING OUT FOR THE LAST NUMBER OF YEARS ARE
11 PRODUCING TANGIBLE BENEFITS FOR BAY AREA RESIDENTS. SO THIS
12 SLIDE IS SUMMARIZING JUST SOME OF THE KEY HIGHLIGHTS FROM
13 THOSE PROGRAMS. USING THE ONE TIME RESOURCES WE GOT TO JUMP-
14 START BAHFA AS WELL AS A COUPLE OF OTHER SOURCES WE HAVE
15 DEPLOYED A VARIETY OF FINANCING AND TECHNICAL ASSISTANCE
16 PROGRAMS LEADING TO OUTCOMES YOU SEE HERE. 1700 NEW UNITS
17 ASSISTED TO OUR PRIORITY SITES LOAN PROGRAM TECHNICAL
18 ASSISTANCE MOVE FORWARD A PIPELINE OF OVER 2000 NEW HOMES AS
19 WELL AS PRESERVATION FINANCING PROGRAMS INCLUDING OUR WELFARE
20 TAX EXEMPTION PROGRAM THAT HAS PRESERVED TO DATE OVER 800
21 UNITS. THOSE IMPLEMENTATION EFFORTS, THE FIRST NUMBER OF THOSE
22 ARE REALLY KIND OF BAHFA PROGRAMS. THOSE ARE COMPLEMENTED BY
23 THE BROADER SUITE OF TECHNICAL ASSISTANCE AND PLANNING SUPPORT
24 THAT WE'RE OFFERING LOCAL GOVERNMENTS AND THE FINAL TWO ITEMS
25 THAT YOU SEE UP THERE. SO THAT INCLUDES OUR REGIONAL HOUSING



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1 TECHNICAL ASSISTANCE PROGRAM, THE THIRD AGENDA ITEM THAT YOU
2 HAVE TODAY WILL BE AN UPDATE ON THAT PROGRAM. THERE IS ALSO
3 OUR PRIORITY DEVELOPMENT AREA GRANT PROGRAM WHICH IS A LONG-
4 STANDING PROGRAM THAT HAS PROVIDED SUPPORT TO LOCAL
5 GOVERNMENTS THAT'S FINISHED BY OBAG CONNECTING THIS TO A PRIOR
6 -- THE PRIOR MEETING. THIS IS ONE OF THOSE REGIONAL PROGRAMS
7 THAT PROVIDES BENEFIT TO LOCAL GOVERNMENTS TO SUPPORT THEM
8 WITH REZONING AND ASSOCIATED PLANNING. SO, WE CAN GO TO THE
9 NEXT SLIDE. THIS SLIDE IS HIGHLIGHTING SOME BAHFA SPECIFIC
10 ACTIVITIES THAT ROUND OUT SOME OF THOSE MORE FINANCED FOCUSED
11 ITEMS THAT WERE ON THE LAST SLIDE. THESE ACTIVITIES INCLUDE
12 DEVELOPING A REGIONAL CUSTOMER-FACING PROGRAM, THE DOORWAY
13 HOUSING PORTAL, WHICH YOU WILL HEAR MORE ABOUT IN THE NEXT
14 PRESENTATION. THE THEY ALSO INCLUDE REACH RELATED TO THE
15 AFFORDABLE HOUSING PIPELINE, A FORTHCOMING EVICTION STUDY, AS
16 WELL AS OTHER TYPES OF TECHNICAL ASSISTANCE TO NON-PROFIT
17 HOUSING DEVELOPERS AND A HOMELESSNESS PREVENTION PILOT IN NAPA
18 COUNTY. TAKEN TOGETHER, THE INITIATIVES ON THE LAST SLIDE AND
19 PART OF THIS ONE ARE PART OF HOW WE'RE DEMONSTRATING A PROOF
20 OF CONCEPT FOR HOW REGIONAL APPROACH TO HOUSING AND LAND USE
21 CAN ADD VALUE FOR ALL OF OUR COMMUNITIES AS FAR AS THE CHAIR
22 MENTIONED IN HAS OPENING REMARKS. LAYING THE TRACK RECORD FOR
23 SUCCESS THROUGH THESE KIND OF PROGRAMS IS PART OF OUR STRATEGY
24 FOR BAHFA AND WHY BAHFA SHOULD BE TRUSTED WITH ADDITIONAL
25 RESOURCES AT-LARGE SCALE TO CHANGE OUR AFFORDABLE HOUSING



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1 ECOSYSTEM IN ORDER TO MAKE IT WORK BETTER AND MORE EFFICIENTLY
2 TO THE BENEFIT OF ALL OUR RESIDENTS. NEXT SLIDE. THAT'S A LOT
3 OF THE GREAT WORK THAT WE'RE CURRENTLY DOING BUT IN ORDER TO
4 CONTINUE TO DO SO WE'RE GOING TO NEED ADDITIONAL FUNDING. SO,
5 THE TITLE OF THIS SLIDE IS GIVING YOU THE TAKEAWAY, STRAIGHT
6 FORWARDLY. WE ARE FINISHED AND SCOPED THROUGH THE SUMMER OF
7 2026 AT BAHFA, BUT THEN WE WILL RUN OUT OR BE CLOSE TO RUNNING
8 OUT OF OUR ONE TIME RESOURCES. SO, GIVEN SOME OF THE PRUDENT
9 FISCAL PLANNING THAT WE HAD DONE PREVIOUSLY, WE DO HAVE SOME
10 RUNWAY. IT'S NOT LIKE THE LIGHTS ARE GOING TO GO OFF TOMORROW.
11 BUT WE NEED TO START PLANNING NOW TO ENSURE THERE IS A SMOOTH
12 TRANSITION AT THE END OF THAT RUNWAY THAT WE CURRENTLY HAVE
13 SCOPED AND FUNDED. JUST A LITTLE MORE TEXTURE ON THAT STORY.
14 WHEN WE RECEIVED OUR INITIAL \$20 MILLION EARMARK FROM THE
15 STATE BUDGET IN 2021, WE STRUCTURED THAT AS A MULTI-YEAR
16 ESSENTIALLY OPERATING GRANT IN ORDER TO JUMP-START BAHFA AND
17 TO GIVE US THIS RUNWAY THAT COULD LAST US THROUGH A BALLOT
18 MEASURE IN NOVEMBER OF 2024. THE IDEA WITH THAT BALLOT MEASURE
19 IN NOVEMBER OF 2024 WOULD THEN CREATE THE RESOURCES THAT WE
20 NEED TO HAVE ADDITIONAL RUNWAY WELL BEYOND THAT. WELL, BECAUSE
21 WE DON'T HAVE -- WE DIDN'T HAVE A BALLOT MEASURE IN NOVEMBER
22 OF 2024, WE NOW NEED TO REGROUP IN ORDER TO IDENTIFY A NEW
23 PATH FORWARD. SO, THAT'S WHY WE'RE PROPOSING A STRATEGIC
24 PLANNING PROCESS. I'LL GET INTO MORE OF THE DETAILS ON THAT IN
25 PART THREE. BUT THIS IS JUST THE SET UP TO KIND OF WHERE WE'RE



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1 AT NOW, BEING TRANSPARENT WITH ALL OF YOU, AS WELL AS THE
2 PUBLIC ABOUT OUR CURRENTLY RUNWAY AND EMPHASIZING WHY WE NEED
3 TO HAVE A REGROUPING PROCESS IN ORDER TO CHART OUR NEXT STEPS.
4 SO, LET'S GO TO THE NEXT SLIDE, PLEASE. ALL RIGHT. PART TWO.
5 MOVING ON. SO, THAT WAS THE SET UP, THE BACKGROUND, WHAT ARE
6 WE DOING NOW, WHAT'S OUR CURRENT STATUTES. NOW STARTING TO
7 LOOK FORWARD, HOW DO WE ATTRACT NEW RESOURCES TO DELIVER ON
8 BAHFA'S MISSION. SO, LET'S GO TO THE NEXT SLIDE. SO, I WANT TO
9 START OFF BY TALKING ABOUT THE ELEPHANT IN THE ROOM, WHICH IS
10 A POTENTIAL FUTURE REGIONAL BALLOT MEASURE. THE UNDERLYING --
11 BEFORE DIVE INTO SOME OF THE DETAILS HERE, THE UNDERLYING
12 PREMISE IS THAT WE ARE THINKING ABOUT A FUTURE REGIONAL
13 HOUSING REVENUE MEASURE. THE PRIMARY AUTHORITY THAT BAHFA
14 BRINGS TO THE TABLE IS THE ABILITY TO RAISE REVENUE AT SCALE
15 ACROSS THE ENTIRE REGION. AND TO TRULY ADDRESS OUR AFFORDABLE
16 HOUSING CHALLENGES AND HAVE ENOUGH LEVERAGE TO CHANGE SYSTEMS.
17 WE DO NEED TRANSFORMATIVE SCALE RESOURCES. SO, WHAT WE HEARD
18 FROM ALL OF YOU, AS WELL AS OTHER MEMBERS OF THE BAHFA BOARD
19 AND THE ABAG EXECUTIVE BOARD LAST NUMBER IS THAT IT'S REALLY
20 IMPORTANT TO HOLD ON TO, TO SUSTAIN THIS POSITIVE
21 TRANSFORMATIVE VISION OF WHAT BAHFA CAN BE. TO LIVE UP TO THE
22 PROMISE THAT WAS CREATED BY BAHFA THROUGH STATE LEGISLATION.
23 AND THAT SENTIMENT HAS BEEN STRONGLY REINFORCED IN OUR
24 CONVERSATIONS WITH STAKEHOLDERS DURING THE LAST NUMBER OF
25 MONTHS. SO THE QUESTION IS, AT LEAST AS WE RECEIVED DIRECTION



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1 FROM ALL OF YOU IS NOT WHETHER TO ASK WE'RE THINKING ABOUT
2 REVENUE MEASURE IT'S WHAT, WHEN, HOW, A LOT OF THOSE
3 QUESTIONS. SOME OF THAT IS TEASED OUT HERE, KEY CONSIDERATIONS
4 INCLUDE VOTER THRESHOLD WITH LOSS OF PROP FIVE RIGHT NOW PROP
5 FIVE RIGHT NOW IS 2/3 PROP FIVE HASN'T LOWERED THAT SO THE
6 ONLY PATH TO HAVING A DIFFERENT THRESHOLD IS A CITIZEN'S
7 INITIATIVE WHICH OFFERS 50% PLUS ONE THRESHOLD THIS'S STRATEGY
8 THAT'S BEING LOOKED AT IN THE TRANSPORTATION REVENUE MEASURE
9 SPACE FOR THE SAME REASON. CITIZEN INITIATIVE WOULD OPEN UP A
10 PATH TOWARDS A DIFFERENT THRESHOLD. IN THE CASE OF BAHFA IT
11 WOULD REQUIRE AMENDING OUR STATUTE TO EXPRESSLY AUTHORIZE A
12 CITIZEN INITIATIVE AND THEN IF A CITIZEN INITIATIVE WERE TO
13 MOVE FORWARD, THAT WOULD BE AN INDEPENDENTLY RUN OPERATION
14 FROM EXTERNAL STAKEHOLDERS. YOU KNOW, THAT'S NOT THE ROLE OF
15 THE PUBLIC AGENCY TO GO OUT AND COLLECT SIGNATURES AND TRY TO
16 GET A MEASURE ON THE BALLOT. MOVING ALONG TO A REVENUE SOURCE,
17 IF A PATH FORWARD IS INDEED A CITIZEN INITIATIVE, GENERAL
18 OBLIGATION BONDS MAY NOT BE ADVANCED THROUGH CITIZEN
19 INITIATIVES. SO, WHAT ARE THE OTHER REVENUE OPTIONS THAT ARE
20 AUTHORIZED IN BAHFA'S STATUTE? RIGHT NOW THOSE INCLUDE A
21 PARCEL TAX, A GROSS RECEIPTS TAX AND PAYROLL TAX. IF WE GO IN
22 AND EVALUATE OPENING THE STATUTE TO AUTHORIZE A CITIZEN'S
23 INITIATIVE T RAISES A QUESTION SHOULD WE BE THINKING ABOUT ANY
24 OTHER REVENUE MECHANISMS WHILE WE'RE THERE IN ADJUSTING THE
25 STATUTE AS WE MOVE FORWARD SIGNIFICANT AMOUNT OF TECHNICAL



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1 ANALYSIS ABOUT WHAT TYPES OF MECHANISMS COULD RAISE WHAT TYPE
2 OF REVENUE IN WHAT ARE POTENTIAL PITFALLS AND DOWN SIDES
3 REVENUE ANALYSIS THERE IS A LOT OF WORK TO DO THERE TO THINK
4 ABOUT WHAT THE RIGHT PATH FORWARD IS. MOVING TO ADDITIONAL
5 FACTOR POLITICAL AND ECONOMIC CLIMATE HOUSING AND HOMELESSNESS
6 REMAIN A TOP ISSUE FOR VOTERS POLL AFTER POLL HOWEVER RECENT
7 POLLING ALSO SHOWS THAT TAX FATIGUE IS EXTREMELY HIGH SO THAT
8 CREATES A CHALLENGING ENVIRONMENT FOR US TO BE MOVING EVEN IF
9 PEOPLE ARE SUPPORTIVE KNOWING THAT HOUSING NEEDS TO BE
10 ADDRESS, AFFORDABLE HOUSING SPECIFICALLY NEEDS TO BE ADDRESSED
11 THAT MIGHT NOT MEAN THAT THEY NECESSARILY WILL SUPPORT A TAX
12 TO ADDRESS AFFORDABLE HOUSING. FURTHERMORE WE KNOW THERE NEEDS
13 TO BE A COALITION BUILDING SO AFTER DISAPPOINTMENTS FROM PAST
14 ELECTIONS WE NEED TO STRENGTHEN OUR RELATIONSHIPS IMPROVE
15 TRUST IN GOVERNMENT AND BUILD A WINNING COALITION TO MOVE
16 FORWARD. ADDITIONALLY BEING DISCUSSED SPACES IN TRANSPORTATION
17 REVENUE MEASURE IS TARGETING 2026 GIVEN TRANSIT FISCAL CLIFF
18 MANY OPERATORS ARE RELYING UPON AS POTENTIAL SOURCE IN ORDER
19 TO CONTINUE OPERATIONS. WHICH SERVE MANY OF THE SAME RESIDENT
20 WHO IS NEED OR CURRENTLY LIVE IN AFFORDABLE HOUSING. THESE TWO
21 ISSUES ARE CLEARLY LINKED. IF WE GO TO THE NEXT SLIDE.
22 EVERYTHING THAT I JUST COVERED ON THAT LAST SLIDE REPRESENTS A
23 SIGNIFICANT BODY OF WORK. AND IT WILL ALSO REQUIRE CAREFULLY
24 WEIGHING TRADE-OFFS. IT ALSO INVOLVES COLLABORATION WITH MANY
25 EXTERNAL PARTNERS AND SOMETHING WE LEARNED FROM THE PROCESS



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1 WITH RM4 IS THIS WE'RE MORE LIKELY TO BE SUCCESSFUL IF WE'RE
2 ABLE TO CLARIFY POLICY DETAILS WELL IN ADVANCE OF THE
3 ELECTION. SO WITH ALL OF THAT IN MIND, 2028ED, STAFF BELIEVES
4 OFFERS A MORE VIABLE PATH FOR US TO CREATE CONDITIONS FOR
5 SUCCESS FOR A POTENTIAL REGIONAL MEASURE. THAT DOESN'T MEAN
6 THAT WE KICK UP OUR HEELS AND JUST RELAX UNTIL THEN. 2028 IS
7 NOT THAT FAR AWAY IN TERMS OF PLANNING FOR REALLY SIGNIFICANT
8 INITIATIVES LIKE THIS. SO, WE HAVE TO CONTINUE TO LAY THE
9 GROUPED WORK IN THE NEAR-TERM IN ORDER TO EVEN KEEP THIS AS AN
10 OPPORTUNITY THAT WE COULD EVALUATE AT A FUTURE MOMENT. SO,
11 SEVERAL KEY COMPONENTS WHAT THAT GROUND WORK LOOK LIKE. YOU
12 SEE HERE ON THE RIGHT-HAND SIDE OF THE SLIDE THAT INCLUDES
13 IMPLEMENTING OUR CURRENT WORK WITH EXCELLENCE REALLY
14 DEMONSTRATING PROOF OF CONCEPT AND INSTILLING FAITH IN
15 GOVERNMENT THROUGH OUR ABILITY TO DELIVER. ALSO STRATEGIC
16 PLANNING WHICH WE'LL TALK ABOUT SHORTLY AND THEN ALSO PREPARE
17 A BILL IN THE NEXT SESSION TO AUTHORIZE A CITIZEN INITIATIVE.
18 SO THAT'S JUST A TOOL IN THE TOOLBOX. SO, THAT DOESN'T MEAN
19 THAT THAT'S NECESSARILY WHAT WILL HAPPEN IN THE FUTURE. BUT
20 THE IDEA IS THAT WHY NOT HAVE THAT TOOL IN THE CURRENT
21 ENVIRONMENT. LET'S GO TO THE NEXT SLIDE. THAT ALL RELATED TO A
22 POTENTIAL REGIONAL REVENUE MEASURE THAT WOULD GO TO THE
23 VOTERS. IF WE'RE LOOKING TO 2028, THERE IS STILL A NEED FOR
24 RESOURCES SIGNIFICANT RESOURCES TO ADDRESS OUR AFFORDABILITY
25 CHALLENGES NOW. THE NEED IS TREMENDOUS. IT IS URGENT. WE CAN'T



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1 WAIT UNTIL 2028 TO BE THINKING ABOUT POTENTIAL NEW RESOURCES.
2 SO, A FEW THINGS THAT WE COULD DO IN THE NEAR-TERM TO BRING
3 ADDITIONAL DOLLARS TO BEAR TO MAKE ADVANCEMENTS IN THIS SPACE,
4 INCLUDE SEEKING A SMALL EARMARK TO EXTEND BAHFA'S RUNWAY
5 SIMILAR TO WHAT WE DID BACK IN 2021. SECOND WOULD BE TO
6 SUPPORT A STATEWIDE HOUSING BOND THAT'S GOING TO THE
7 LEGISLATION COMMITTEE ON FRIDAY. WE CAN EXPLORE WHETHER THAT
8 MAY BE A POTENTIAL SOURCE FOR BAHFA SEED FUNDING. AND THEN WE
9 HAVE ALSO HEARD THAT SOME COUNTY ARE CONSIDERING POTENTIAL
10 LOCAL MEASURES IN 2026. SO THAT'S NOT GOING TO BE A SOURCE OF
11 MONEY FOR BAHFA. BUT THAT IS A SOURCE OF MONEY FOR AFFORDABLE
12 HOUSING FOR THE REGION. SO IS THERE A ROLE FOR US TO PLAY AT
13 THE REGIONAL LEVEL TO SUPPORT LOCAL EFFORTS LIKE THAT IN 2026.
14 ON THE OTHER SIDE OF THE SLIDE THERE IS POTENTIAL ADDITIONAL
15 SOURCES OF REVENUE THAT WE COULD BE THINKING OUT AS PART OF A
16 BROADER MIX. I KIND OF THINK OF THIS AS WE'RE GOING TO NODE A
17 VARIETY OF DIFFERENT THINGS THAT WE PIECE TOGETHER IN ORDER TO
18 HAVE A VIABLE PATH THAT MIGHT INCLUDE FINANCING REVENUE FROM
19 OUR OWN FINANCING PROGRAMS LIKE SOME KIND OF RESOLVING LOAN
20 FUND DOVETAILING WITH THE BROADER HOUSING PORTFOLIO THAT WE
21 HAVE TALKED ABOUT IN THE PAST, LOOKING TO OUR PRIVATE SECTOR
22 COLLEAGUES WHO ARE STILL MOTIVATED INSPIRED BY BAHFA'S VISION
23 TO BE PARTNERS AS WE MOVE FORWARD HERE THEN ALSO HAVE SOME
24 RESOLVED FUNDS THAT WE ARE EXPECTING FROM ONE OF OUR FINANCING
25 PROGRAMS PRIORITY SITES LOAN PROGRAM THAT WE COULD EVALUATE



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1 THAT MONEY IS NOT KIND OF FREE AND CLEAR THAT IS COMING BACK
2 WITH ALREADY APPROVED GRANT AGREEMENT WITH THE STATE ABOUT
3 USES OF THOSE FUNDS BUT MIGHT BE OPPORTUNITY TO REVISIT THAT
4 DEPENDING ON THE OUTCOME OF OUR STRATEGIC PLANNING. THOSE ARE
5 THE PUZZLE PIECES WE'RE WORKING WITH IN THE UPCOMING YEAR.
6 NEXT SLIDE. THAT WAS ABOUT THE MONEY. NOW WE'RE PIVOTING TO
7 PART THREE, WHICH IS HOW WE PROPOSE TO NAVIGATE THROUGH THIS
8 REGROUPING PHASE TO CHART A PATH FORWARD. SO, LET'S GO TO THE
9 NEXT SLIDE. BEFORE DIVING IN HERE I WANT TO DO A QUICK
10 REMINDER FOR THOSE OF YOU WHO WERE AROUND AND HEADS UP FOR
11 THOSE WHO WEREN'T AROUND WE HAVE BEEN IN A SITUATION LIKE THIS
12 BEFORE. BAHFA WAS CREATED IN 2019 THROUGH STATE LEGISLATION
13 WHEN IT WAS CREATED THE PATH FORWARD WAS TO RUN A BALLOT
14 MEASURE IN NOVEMBER 2020. I STARTED WORKING HERE IN JANUARY OF
15 2020 AND THAT WAS A MAJOR PART OF THE WORKPLAN. IF YOU GO BACK
16 AND LOOK AT SOME OF OUR MEETINGS IN EARLY 2020, WE WERE RARING
17 TO GO, POLLING, EVERYTHING. AND THEN THAT LITTLE THING
18 HAPPENED IN MARCH OF 2020 COVID THROUGH A WRENCH INTO OUR
19 PLANS. WERE LOOKING TO GO TO BALLOT, HAVE A PATH AND KEEP
20 UNITED BEHIND THIS VISION AND WE WERE ABLE TO SUCCESSFULLY
21 ACCOMPLISH THAT IN 2020, 2021 SO WE HAVE A PLAYBOOK IF YOU
22 WILL TO GO ABOUT THAT'S WHY THE STRATEGIC PLANNING PROCESS
23 COMES INTO PLAY BACK IN 2021 WE WERE ABLE TO WORK WITH OUR
24 STAKEHOLDERS AND VISION TO IDENTIFY KEY PROGRAMS, ADD VALUE,
25 AND USE THAT TO GO FUND-RAISING AND SECURE \$20 MILLION FROM



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1 THE STATE THEN THAT'S WHAT PRODUCED ALL THE PROGRAMS THAT ARE
2 CREATING UNITS PRESERVING HOMES PREVENTING DISPLACEMENT THAT
3 YOU SAW IN THE FIRST SLIDES THAT'S ALL PRODUCT OF THE WORK WE
4 HAVE DONE TOGETHER PREVIOUSLY THAT'S WHY WE'RE LOOKING TO WALK
5 SIMILAR FOOTSTEPS AS WE MOVE FORWARD HERE. SO WHAT IS THE GOAL
6 OF THE STRATEGIC PLANNING PROCESS, ARTICULATE THE VISION
7 SUSTAIN BAHFA UNTIL WE'RE ABLE TO CAPITALIZE AT SCALE. IN
8 ORDER DO THAT SUCCESSFULLY WE NEED TO KEEP THE BIG TENT WE
9 CURRENTLY ENJOY A STRONG SET OF SUPPORTERS BAHFA HAS SINCE ITS
10 EXISTENCE. WE NEED TO STRENGTHEN AND MAINTAIN THAT COALITION
11 OF SUPPORTERS. AND THE COMPONENTS THAT WE ANTICIPATE FOR
12 STRATEGIC PLANNING PROCESS INCLUDE IDENTIFYING AND DEFINING
13 WHAT OUR PROGRAMMATIC FOCUS WILL BE FOR THE NEXT 2 TO 5 YEARS.
14 AND THERE WE'RE EXPECTING EMPHASIS ON BAHFA'S ROLE AS A
15 REGIONAL LENDER AS A HOUSING FINANCE AUTHORITY, TRYING TO LEAN
16 INTO THAT AND SEEING THAT AS A PATH FORWARD OVER CONTROL OF
17 SOME OF OUR REVENUE. SECOND FUNDING. ANYTHING THAT WE DO IN
18 THOSE PROGRAMS WE NEED MONEY, WE HAVE A RUNWAY THAT WILL RUN
19 OUT AND SO IF WE NEED TO BE THOUGHTFUL ABOUT THAT APPROACH
20 THIS IS NOT EXACTLY BLUE SKY EXERCISE WE NEED MONEY TO BE ABLE
21 TO DELIVER SO WE NEED TO CALIBRATE PROGRAMS WITH WHAT'S
22 REALISTIC EXPECTATION, SUSTAIN OUR VISION BECAUSE WE KNOW THAT
23 TO REALLY MAKE THE DIFFERENCE WE NEED TO BE TRANSFORMATIVE
24 THAT CAN BE OFFERED BY REVENUE MEASURE. GETTING TO THE END
25 HERE CURRENT IDEAS THAT STAFF HAVE ABOUT WHAT THE STRATEGIC



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1 PLANNING PROCESS MAY LOOK LIKE, BALANCING THE NEED FOR
2 INCLUSIVITY, WE NEED TO BE TARGETED TAILORED AND FOCUSED WE
3 ARE EXCITED TO INCLUDE ALL OF YOU AS MEMBERS OF THE COMMITTEE
4 IN THAT PROCESS AS A CHECK IN TO MAKE SURE WE'RE ON TRACK WE
5 NEED TO INCLUDE STAKEHOLDERS ALONG THE WAY. THAT'S GOING TO
6 CONTINUE TO BE A KEY PART. WE STILL NEED TO DO WORK TO FIGURE
7 OUT THE RIGHT WAY TO INCLUDE THE RIGHT STAKEHOLDERS. ONE THING
8 WE HAVE BEEN DISCUSSING -- THERE IS A LOT OF DOOM AND GLOOM
9 WITH PROP 4 AND 5 BUT THERE IS SUCCESSES RECENTLY. MEASURE A
10 IN LOS ANGELES, AND THE NOVEMBER 2024 ELECTION IS GOING TO BE
11 RAISING ABOUT A BILLION DOLLARS A YEAR FOR HOUSING AND
12 HOMELESSNESS. SO ARE THERE LESSONS WE CAN LEARN FROM THEIR
13 EXPERIENCE WE'RE INTERESTED IN LOOKING AT THAT CLOSELY. FEMALE
14 WE'RE EXPECTING TO MOVE FORWARD HERE NOT PRODUCE A GLOSSY
15 REPORT THAT'S GOING TO END UP LIVING ON A SHELF BUT RATHER
16 CHUNK THIS INTO MODULES TO GET CONSENSUS AND PIECES THEN BUILD
17 THOSE INCREMENTAL WE'RE STARTING TO IMPLEMENT A STRATEGIC PLAN
18 AS WE'RE FINALIZING COMPONENTS THERE IS A SEQUENCE
19 APPROPRIATELY SO WE CONTINUE TO MOVE SWIFTLY. NEXT SLIDE, LAST
20 ONE. NEXT STEPS. WE NEED DO ADVOCACY IN SACRAMENTO TO SECURE
21 RESOURCES THIS MONTH WE'RE GETTING FEEDBACK FROM YOU AS WELL
22 AS THE BAHFA ADVISORY COMMITTEE LATER THIS MONTH. NEXT MONTH
23 WE PLAN TO COME BACK TO YOU AS WELL AS THE ADVISORY COMMITTEE
24 WITH STRATEGIC PLANNING PROCESS, I JUST SHOWED YOU HIGH-LEVEL
25 FRAMEWORK WE'RE EXPECTING MORE MEAT ON THE BONES IF YOU WILL



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1 IN APRIL AND THEN THE GOAL WILL BE TO KICKOFF THE STRATEGIC
2 PLANNING PROCESS IN LATE APRIL OR POTENTIALLY EARLY MAY, IF
3 NECESSARY, DEPENDING ON YOUR FEEDBACK. SO, WITH THAT, I'M DONE
4 AND AVAILABLE FOR QUESTIONS.

5

6 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU DANIEL. I'M GOING TO
7 HAND IT BACK -- OR I'M GOING TO ASK THE MEMBERS OF BOTH
8 COMMITTEES WHETHER THAT I HAVE ANY QUESTIONS OR COMMENTS ON
9 THE REPORT. THIS IS GOING TO BE COMING BACK TO US A LITTLE
10 MORE FLESHED OUT THE NEXT MEETING. SO, PLEASE, MISS ECKLUND.

11

12 **PAT ECKLUND:** THANK YOU VERY MUCH. THERE IS NO QUESTION THAT
13 FUNDING IS NEEDING FOR US TO GO FORWARD. I WANTED TO ASK A
14 QUESTION ON PAGE NINE. IT TALKS ABOUT SUPPORTING OR
15 COORDINATING WITH A COUNTY IF THERE IS GOING TO BE BALLOT
16 MEASURES PLACED IN 2026. AND I AM ASSUMING IF THE -- IF THE
17 CAN'T FEELS AS THOUGH A JOINT MEASURE MIGHT JEOPARDIZE THEIR
18 MEASURE, WE WOULD RESPECT THAT. IS THAT CORRECT?

19

20 **DANIEL SAVER:** THE PROPOSAL IS REALLY THERE WOULDN'T BE A
21 REGIONAL MEASURE FOR HOUSING IN 2026 THAT WOULD NECESSITATE
22 THAT. THE IDEA HERE IS MORE WE HAVE BEEN HEARING THAT SOME
23 COUNTY ARE CONSIDERING IT SO IT'S MORE OF A QUESTION OF WHAT
24 DO WE DO TO BE SUPPORTIVE LOOKING AT IT FROM THE PERSPECTIVE,
25 IT'S NOT LIKE THE REGION IS TELLING COUNTIES HEY WE'RE GOING



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1 IN 2028 HOW BUT SIT ON THE SIDELINES FOR THE NEXT FEW YEARS
2 THEN THROW IN WITH US THAT'S NOT MESSAGE IT'S RATHER BRING
3 RESOURCES TO THE REGION FOR AFFORDABLE HOUSING AND HOW DO WE
4 SUPPORT EACH OTHER IN THAT WORK.

5

6 **PAT ECKLUND:** I'M GLAD TO HEAR THAT. PAGE FOUR RENTAL
7 ASSISTANCE TO PREVENT HOMELESSNESS. WHAT'S THE SOURCE OF THAT
8 MONEY?

9

10 **DANIEL SAVER:** YEAH, THE SOURCE OF THAT FUNDS IS MTC
11 TRANSFERRED THOSE FUNDS TO BAHFA THAT WAS MONEY THAT HAD BEEN
12 RECYCLED THROUGH THE TRANSIT ORIENTED AFFORDABLE HOUSING
13 PROGRAM OR TOA, SO IT WAS A RESOLVING LOAN FINISHED THAT MTC
14 HAD ESTABLISHED PREVIOUSLY. SO WITH SOME OF THOSE RESOLVED
15 FUNDS THE COMMISSION CHOSE TO BECAUSE THERE WAS ALREADY A
16 VARIETY OF OTHER PREDEVELOPMENT PRODUCTION ORIENTED LOAN FUNDS
17 IT REPROGRAMMED THOSE RESOLVE DOLLARS INTO THIS PROGRAM.

18

19 **PAT ECKLUND:** IT'S A LOAN PROGRAM THEN?

20

21 **DANIEL SAVER:** THIS ONE IS NOT. THIS PROGRAM IS, MY COLLEAGUE
22 IRENE FARNSWORTH RECENTLY PRESENTED ON THIS. IT'S ESSENTIALLY
23 A RENTAL SUBSIDY PROGRAM IT'S A LITTLE BIT -- I DON'T WANT TO
24 SAY IT'S EXACTLY LIKE A BASIC INCOME PROGRAM. BUT IT'S NOT A
25 TYPICAL RENTAL ASSISTANCE PROGRAM, LIKE IT'S A ONE TIME. SO,



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1 IT'S A FUNDING REBATE DIFFERENTIAL FOR SENIORS OVER, LIKE, A
2 FOUR-YEAR PERIOD IN ORDER TO STABILIZE THEM AND REALLY PREVENT
3 HOMELESSNESS.

4

5 **PAT ECKLUND:** SO, WE HAVE SOME VERY LOW-INCOME APARTMENT
6 BUILDINGS OWNED BY ONE DEVELOPER. AND WE HAVE BEEN WORKING
7 WITH THEM ON ONE BUILDING, INCLUDING 14 VERY LOW-INCOME PEOPLE
8 THAT WE HAVE BEEN WORKING WITH THEM SINCE 2017 TO TRY TO GET
9 THE BUILDING UP TO CODE. IT'S ABOUT READY TO FALL DOWN. AND,
10 SO, WE'RE -- WE HAD SOME DISCUSSION ABOUT WHETHER WE'RE GOING
11 TO BE RED TAGGING THAT BUILDING. AND, SO, THE ISSUE THAT CAME
12 UP IS WE CAN -- WE CAN SUBSIDIZE, THE LAW ALLOWS US TO REQUIRE
13 THE DEVELOPER, THE OWNER, TO PAY FOR TWO MONTHS OF RENT FOR
14 THOSE INDIVIDUALS, THOSE FAMILIES, BUT UNFORTUNATELY THE
15 AMOUNT OF WORK THAT NEEDS TO BE DONE ON THIS BUILDING, IT
16 COULD TAKE 8 TO 12 MONTHS. BECAUSE THE BUILDING IS, BASICALLY,
17 ABOUT READY TO FALL DOWN. AND THEN THERE IS THREE OR FOUR
18 OTHER BIG BUILDINGS IN THAT PARTICULAR SAME LOCATION, BY THE
19 SAME DEVELOPER, THAT MAY BE FOLLOWING SUIT. SO DOES THIS
20 FINISHED SOMETHING THAT JURISDICTIONS COULD ACCESS IN ORDER TO
21 MAKE SURE THAT THOSE FAMILIES DO NOT BECOME HOMELESS AFTER THE
22 TWO MONTHS? BECAUSE THERE'S NOT REALLY ANY OTHER HOUSING
23 AVAILABLE IN THE AREA THAT WHERE THEY COULD HAVE SOME HOUSING.
24 SO, WE'RE LOOKING AT PUTTING THEM UP IN A MOTEL. BUT, YOU



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1 KNOW, WE'RE VERY LIMITED ON THE AVAILABILITY. SO, IS THIS
2 SOMETHING THAT JURISDICTIONS CAN POSSIBLY USE?

3

4 **DANIEL SAVER:** THE SHORT ANSWER IS NO. BECAUSE THE MONEY IS
5 ALREADY PROGRAMMED. SO THIS IS A SITUATION WHERE I WOULD SAY -
6 - I WOULD BE HAPPY TO FOLLOW UP WITH YOU OFFLINE DIRECTOR TO
7 TALK MORE ABOUT THAT SPECIFIC SITUATION. BUT THIS PARTICULAR
8 PROGRAM, THERE WAS AN RFP THAT WENT OUT, AND THE DOLLARS WERE
9 AWARDED TO RUN THIS PILOT IN NAPA COUNTY. SO THAT'S THE ONLY
10 GEOGRAPHIC SCOPE OF THAT PROGRAM. I THINK THIS IS ONE WHERE
11 IT'S A GREAT PROGRAM, WE'RE HEARING EXCELLENT RESULTS. I MEAN
12 IT'S HEARTBREAKING STORIES OF MANY OF THE PARTICIPANTS IN
13 THIS, AND IF WE HAD MORE DOLLARS, WE COULD DO MORE OF THIS
14 WORK. AND THE CHALLENGE IS THAT, UNFORTUNATELY, RIGHT NOW, YOU
15 KNOW, OUR RESOURCE ENVIRONMENT IS SUCH THAT THAT'S -- WE DON'T
16 HAVE ADDITIONAL DOLLARS TO ROLL INTO THAT PROGRAM. NOW, MIGHT
17 THAT EMERGE IN THE STRATEGIC PLANNING PROCESS AS AN ONGOING
18 PRIORITY THAT WE WANT TO BE LOOKING AT IN THE FUTURE, I THINK
19 THAT'S UP FOR DISCUSSION, CERTAINLY. IT'S JUST, IF SO, THEN WE
20 NEED TO RECOGNIZE THAT ADDITIONAL DOLLARS WOULD NEED TO BE
21 BROUGHT TO BEAR IN ORDER TO ACTUALLY IMPLEMENT AN EXPANSION.

22

23 **PAT ECKLUND:** OKAY. AND THEN MAYBE WE CAN HAVE DISCUSSION ABOUT
24 POSSIBLY SETTING UP A FUND IN THE FUTURE IF THERE IS FUNDING
25 AVAILABLE TO CONSIDER THESE TYPES OF CIRCUMSTANCES. THIS IS



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1 THE FIRST TIME I HAVE BEEN CONFRONTED WITH THIS TYPE OF AN
2 ISSUE. I KNOW PROBABLY IN THE LARGER CITIES IT HAPPENS A LOT
3 OF THE BUT IN THE SUBURBS IT DOESN'T HAPPEN THAT OFTEN. BUT,
4 ANYWAY. SO, THANK YOU.

5

6 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. I HAVE A CUE HERE,
7 MOTE YAM A ABE-KOGA. [LAUGHTER] WHOA, SCHAFF, MILEY AND THEN
8 PAPAN. SO JUST WANT TO REMIND EVERYBODY, STAFF IS TRYING TO
9 SEEK FEEDBACK ON THE STRATEGIC PLANNING PROPOSAL FROM BAHFA
10 ADVISORY COMMITTEES AND STAKEHOLDERS. SO, LET'S TRY TO FOCUS
11 ON THAT. BECAUSE IN APRIL, THEY'RE GOING TO COME BACK WITH A
12 MORE REFINED STRATEGIC PLAN. SO, LET ME MOVE TO -- PLEASE.

13

14 **LISA MOTOYAMA:** THANK YOU. GREAT PRESENTATION. AND EXCELLENT
15 SUMMARY SHEET. IT WAS IN THE SUMMARY SHEET THAT THERE WAS MORE
16 EMPHASIS ON THAT, IN THIS, BUT YOU TALK ABOUT THE REALLY, A
17 NEED FOR COALITION BUILDING AND WORKING WITH NGOS. AND I KNOW
18 THAT IN PRIOR -- IN THE RUN-UP TO DOING RM4, THOSE NGOS HAD A
19 LOT OF SUPPORT FROM THE PHILANTHROPIC SIDE IS MY
20 UNDERSTANDING. AND WHAT HAPPENS KIND OF GOING FORWARD. BECAUSE
21 I THINK IN THIS ENVIRONMENT OF UNCERTAINTY WITH FEDERAL
22 FUNDING AND UNCERTAINTY WITH STATE FUNDING, YOU KNOW, A LOT OF
23 NGOS ARE PIVOTING TO DOING MORE, SORT OF, HELPING MORE PEOPLE
24 ON THE GROUNDWORK. SO I'M WONDERING IF THERE IS REALLY
25 CAPACITY -- ARE YOU EXPECTING TO HAVE CAPACITY? ARE YOU



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1 EXPECTING TO BUILD CAPACITY? SOME FUNDING? LIKE, HOW WILL THAT
2 WORK?

3

4 **DANIEL SAVER:** YEAH. I VERY MUCH APPRECIATE THAT QUESTION. I
5 GUESS I WOULD -- I HAVE A DIRECT RESPONSE THEN JUST A BROADER
6 REFLECTION ON THAT. THE DIRECT RESPONSE IS THAT WE HAVE BEEN
7 TALKING TO THE PARTNERS WHO WERE INVOLVED IN THE CAMPAIGN LAST
8 TIME. AND THOSE PARTNERS REMAIN COMMITTED TO THE VISION OF
9 BAHFA AND ARE INTERESTED IN IDENTIFYING A PATH FORWARD. SO, I
10 CAN'T SPEAK TO EXACTLY WHAT THEIR FUNDING SITUATION IS, BUT,
11 YOU KNOW, AT THIS POINT, THE INTEREST AND THE COMMITMENT IS
12 THERE. AND I THINK WE'LL ALL HAVE TO FIGURE OUT, YOU KNOW, THE
13 PATH FORWARD TOGETHER. THE BROADER REFLECTION IS JUST, WE HAVE
14 ALSO BEEN HEARING, AND IN OUR CONVERSATIONS, THERE IS A LOT
15 GOING ON RIGHT NOW. AND JUST KIND OF, THERE'S COMPETING
16 PRIORITIES, LET'S SAY. AND SO THERE MAY BE SOME ORGANIZATIONS
17 THAT ARE GOING TO PRIORITIZE SAFETY NET RELATED ACTIVITIES.
18 AND THAT KIND OF LONGER TERM MULTI--YEAR, LIKE, KIND OF
19 REGIONAL INSTITUTION BUILDING PROJECT, MAY NOT BE THEIR TOP
20 PRIORITY. I THINK WE HAVE HEARD THAT AND RESPECT THAT WHEN
21 ORGANIZATIONS TAKE THAT POSITION. SOMETHING THAT HAS COME OUT
22 IN DISCUSSIONS WITH ORGANIZATIONS THAT HAVE EVEN STATED THAT
23 IS, IT'S NOT TO SAY THAT PEOPLE DON'T SUPPORT, YOU KNOW,
24 KEEPING THE WORK GOING. SO, IN ONE DISCUSSION I HAD WITH A
25 STAKEHOLDER KIND OF DESCRIBED IT AS THINKING ABOUT LIKE A



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1 DEFENSIVE STRATEGY AND AN OFFENSIVE STRATEGY. SO THERE MAY BE
2 ORGANIZATIONS THAT PIVOT DEFENDING THE SOCIAL SAFETY NET IN
3 THE NEAR-TERM BUT IN THE LONG-TERM IN ORDER TO HAVE AN
4 OFFENSIVE STRATEGY WE STILL NEED MORE RESOURCES LIKE AT THE
5 END OF THE DAY THAT WILL ALSO BE TRUE SO WE NEED TO KEEP ALIVE
6 WHILE ACKNOWLEDGING THAT IT'S GOING TO BE A CROWDED SPACE.

7

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

9

10 **MARGARET ABE-KOGA:** THANK YOU, CHAIR. AND I APPRECIATE
11 COMMISSIONER MOTOYAMA'S COMMENTS. I WAS THINKING ALONG SIMILAR
12 LINES, THE NEED TO BUILD A STRONG COALITION. MY GENERAL
13 THOUGHT IS THAT -- AND I DON'T KNOW IF THIS CAN HAPPEN BY
14 APRIL, IN A MONTH, BUT I WOULD LIKE TO SEE A REAL CRITICAL
15 ASSESSMENT OF OUR -- OF THE POSSIBILITIES, THE CHALLENGES, I
16 DON'T THINK WE HAVE REALLY HAD OPPORTUNITY TO DO THE DEEP DIVE
17 TO BREATHE FROM OUR LAST EXERCISE. AND I THINK THERE IS A LOT
18 THAT WE NEED TO LEARN FROM OUR LESSONS LEARNED. I DO -- AND I
19 DO APPRECIATE YOUR COMMENTS, MR. SAVER ABOUT THE NEW NEEDS
20 THAT HAVE COME ABOUT. AND NOW THAT I HAVE SWITCHED FROM CITY
21 TO COUNTY, WITH SAFETY NETS PROGRAMS, AND THE THREAT FROM THE
22 FEDERAL GOVERNMENT, I THINK THOSE ARE MORE IMMEDIATE. AND THAT
23 IS AFFECTING THE TIMELINE NOW. WE ALSO HAVE THE TRANSPORTATION
24 ISSUE TO DEAL WITH. AND, SO, TO BE FRANK, IT'S JUST NOT -- I
25 MEAN, STILL FOUR YEARS -- WELL, THREE YEARS OUT -- BUT THERE'S



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1 SO MANY THINGS THAT ARE IN BETWEEN NOW AND 2028 I'M FRANKLY
2 JUST NOT CERTAIN THAT WE'LL BE READY TO GO OUT AGAIN. AND THEN
3 ON THE OTHER HAND TOO, IN MY COUNTY, WE HAVE BEEN HAVING
4 CONVERSATIONS ABOUT, WELL, DO WE JUST DO SOMETHING ON OUR OWN
5 MORE IMMEDIATELY. AND SO THAT WOULD BE THE QUESTION IS IF MORE
6 COUNTIES DECIDED THAT THEY NEEDED TO GO OUT ON THEIR OWN THEN
7 WHAT WOULD BE LEFT TO DO IN 2028. SO JUST SOME QUESTIONS THAT
8 I HAVE THAT I HOPE THAT WE CAN TACKLE IN THE NEXT FEW MONTHS.
9 THANK YOU.

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. COMMISSIONER SCHAFF.

12

13 **LIBBY SCHAFF:** I WANT TO THANK YOU FOR YOUR PEP TALK ON --
14 [LAUGHTER] YOU KNOW, WE HAVE BEEN IN THIS PLACE BEFORE. WE
15 HAVE TO JUST KEEP THAT VISION THAT HAS INSPIRED MANY OF US FOR
16 A VERY LONG TIME, AND THAT WE CAN DO A REVENUE MEASURE IN '28.
17 WHICH FEELS A VERY LONG WAYS AWAY. BUT, HOPEFULLY, THE WORLD
18 WILL BE BETTER AT THAT TIME. SOMETIMES TIMING SHINES UPON THE
19 FORTUNATE. I DO CONTINUE -- I MEAN, OBVIOUSLY, IT'S HARD TO
20 READJUST RIGHT NOW. YOU KNOW, WE THOUGHT WE WOULD HAVE \$20
21 BILLION TO BE SHOWING, YOU KNOW, DEMONSTRATING THIS, YOU KNOW,
22 SELF-SUSTAINING RENEWABLE, DIFFERENT LENDING MODEL THAN WE'RE
23 USED TO. I MEAN, THOSE OF US WHO HAVE BEEN FORTUNATE TO BE IN
24 JURISDICTIONS, LIKE SUPERVISOR MILEY HERE, WHERE OUR VOTERS
25 HAVE VERY GENEROUSLY ALLOCATED THESE RESOURCES. BUT THERE IS



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1 AN I CERTAIN TYPE OF FINANCING THAT THOSE LOCALLY PRODUCED
2 BONDS DO. KIND OF THE GAP FINANCING. FINANCING THAT IS NOT
3 SELF-SUSTAINING THAT DOES NOT GENERATE FEES INTEREST. AND I
4 THINK IT IS SO IMPORTANT THAT PEOPLE CONTINUE TO BE AWARE THAT
5 THIS MODEL IS A REALLY DIFFERENT KIND OF FINANCING TOOL FOR
6 AFFORDABLE HOUSING. AND WHILE WE DON'T HAVE \$20 BILLION TO
7 PLAY WITH, I DO HOPE THAT WHETHER IT'S THROUGH PHILANTHROPY OR
8 FINDING A JURISDICTION THAT'S WILLING TO MAYBE CARVE OFF A
9 TEENY BIT OF WHAT THEY GET IN A LOCAL MEASURE. I REALLY WANT
10 TO SEE US CREATING A PROOF OF CONCEPT FOR THIS DIFFERENT TYPE
11 OF LENDING VEHICLE. THAT IS, I THINK, A PIECE OF THE
12 CONVERSATION THAT OFTEN GETS LOST WHEN PEOPLE ASK, YOU KNOW,
13 WHAT IS BAHFA'S VALUE-ADD. AND THE BIG VALUE-ADD IS THIS
14 DIFFERENT TYPE OF FINANCING TOOL THAT IS SELF-SUPPORTING AND
15 RENEWABLE. AND, SO, I JUST HOPE THAT WE CAN TRY AND MAYBE
16 GRADUALLY BUILD INTO THAT MODEL, CREATE AN EARLY PROOF OF
17 CONCEPT TO GET PEOPLE MORE EXCITED ABOUT IT. AND THEN, YOU
18 KNOW, I ALSO WANT TO UNDERSCORE WHAT MAYOR -- I'M SORRY --
19 COMMISSIONER TODAY, MOTOYAMA SAID, THE FUNDING, I THINK ALSO
20 WHAT YOU WERE REFERRING TO IS NOT ONLY THE PRIORITIES FOR A
21 LOT OF THESE ORGANIZATIONS, BUT ALSO THE FUNDING THAT WENT TO
22 THEM, HAS GONE THROUGH A DRAMATIC SHIFT RECENTLY, PARTICULARLY
23 WITH CZI REALLY TAKING QUITE A DRAMATIC TURN IN WHAT THEIR
24 WORK IS. AND I JUST THINK, YOU KNOW, WE NEED TO ACKNOWLEDGE
25 THAT AND MAYBE IT JUST MEANS, YOU KNOW, WE ALL NEED TO KIND OF



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1 TAKE OUR VITAMINS, GET OUR GOOD NIGHT OF SLEEP, AND GET TO
2 WORK RIGHT NOW ON GETTING THIS DONE. SO, THANK YOU FOR KEEPING
3 US INSPIRED AND FOCUSED. AND I DO HOPE, YOU KNOW, ONE, WE LOOK
4 FOR THESE OPPORTUNITIES OF PROOF OF CONCEPT OF THIS DIFFERENT
5 LENDING VEHICLE. AND, TWO, WHEN WE'RE LOOKING AT OTHER
6 DECISIONS THAT MTC IS MAKING, I WANT US ALSO TO BE SURE THAT
7 WE'RE NOT COMPROMISING RESOURCES THAT MIGHT BE HELPING BAHFA'S
8 MISSION. THANKS

9

10 **CHAIR, CARLOS ROMERO, ABAG HC:** BOARD MEMBER MILEY?

11

12 **NATHAN MILEY:** THANK YOU. A FEW THINGS. QUESTIONS AND
13 COMMENTARY. I DIDN'T TALK TO COMMISSIONER SCHAFF, BUT YOU KNOW
14 SHE WAS MY COUNCIL PERSON AND THEN MY MAYOR. SO MAYBE WE THINK
15 ALIKE. BUT WHEN YOU TALK ABOUT BEING A REGIONAL LENDER, I WAS
16 ALSO WONDERING, SO WHERE ARE YOU GOING TO GET THE MONEY FROM.
17 WE'RE HAVING CONVERSATIONS, AND GOING OUT AGAIN AND HELD UP
18 BECAUSE BAHFA BUT WE'RE HAVING THIS CONVERSATION AND I CAN
19 ONLY SPEAK AS ONE SUPERVISOR BUT I WOULD BE OPEN TO LOOKING AT
20 INNOVATIVE APPROACHES AND HAVING PROOF OF CONCEPT FOR BAHFA
21 AROUND BEING A LENDER REGIONALLY. SO, I THINK THOSE ARE THE
22 TYPES OF THINGS I THINK IS IMPORTANT TO PURSUE. SO IF YOU ARE
23 GOING TO BE A REGIONAL LENDER, ARE WE GOING TO BE WAITING
24 UNTIL A HOPEFUL 2028, YOU KNOW, SUCCESSFUL BALLOT MEASURE? OR
25 WHAT CAN WE DO IN THE INTERIM IF COUNTIES DO GO OUT TO TRY TO



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1 INFUSE SOMETHING HERE INTO THE COUNTIES. SO, THERE ARE
2 MEASURES THAT ARE A LITTLE BIT MORE FLEXIBLE, AND, ALSO, ARE
3 COMPATIBLE WITH, YOU KNOW, A REGIONAL VISION. SO THAT'S ONE
4 KIND OF QUESTION. DO YOU -- DO WE HAVE MONEY, BAHFA? -- TO BE
5 A LENDER?

6

7 **DANIEL SAVER:** WE ASPIRE TO HAVE MONEY, SUPERVISOR.

8

9 **NATHAN MILEY:** THAT'S WHAT I THOUGHT.

10

11 **DANIEL SAVER:** THAT WILL BE A PART OF THIS PLAN. AND TO BE
12 DIRECTLY RESPONSIVE TO WHAT COMMISSIONER SCHAFF AND YOU JUST
13 SHARED, WE LISTED THE MODULES OF STRATEGIC PLAN, THE FIRST ONE
14 IS TO REALLY THINK ABOUT WHAT CAN WE DO TO PROVE THE CONCEPT
15 OF THIS REGIONAL LENDER IF WE'RE ABLE TO MAKE THAT WORK WE DO
16 NEED TO GO OUT AND FUN RAISE EFFECTIVELY IN ORDER IT MAKE THAT
17 HAPPEN.

18

19 **NATHAN MILEY:** OKAY. AND I MEAN, I DON'T WANT TO BE A DEBBIE
20 DOWNER, AND HERE IS DEBBIE -- BUT, ONCE AGAIN, COMMISSIONER
21 SCHAFF SAID, IN 28 MAYBE THERE IT WILL BE THIS SUNSHINE AND
22 EVERYTHING WILL BE GREAT. I ALWAYS THINK ABOUT CONSEQUENCE,
23 WHAT IF WE GO INDEPENDENT EFFORT, NON--- WHATEVER, BUT IT'S
24 NOT SUCCESSFUL? THEN WHAT? THAT'S WHY I THINK IT'S PERSON THAT
25 WE START THINKING ABOUT THE STRATEGIC APPROACH. WE'RE NOT JUST



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1 PUTTING -- AND I KNOW WE'RE NOT GOING TO BE DOING THIS, BUT I
2 WANT TO EMPHASIZE THIS, PUTTING ALL OF OUR EGGS IN ONE OR TWO
3 BASKETS THAT, WE'RE THINKING, WELL, HEY, GOD FORBID ANOTHER
4 PANDEMIC, GOD FORBID ANY OF THESE OTHER THINGS HAPPEN THAT
5 MIGHT IMPEDE OUR ABILITY. I THINK WE NEED TO LOOK AT THOSE
6 UNINTENDED CONSEQUENCES OR CONCERNS, AS WELL, AND NOT JUST BE
7 HOPING FOR THE VERY BEST. THE NEXT THING IS, I MEAN, WE KNOW
8 THE HOUSING IS TRENDING TOWARDS A MILLION DOLLARS. AND,
9 DANIEL, I APPRECIATE WHAT YOU DID, BECAUSE I WASN'T AROUND
10 HERE ON MTC WHEN BAHFA CAME ABOUT. I WAS ON THE BOARD OF
11 SUPERVISORS OF MTC. SO, I APPRECIATE YOU LAYING THIS OUT. AND
12 I SUPPORT BAHFA, BUT WHAT ELSE -- ARE WE JUST STUCK TO HAVING
13 TO LOOK FOR MONEY? I MEAN, WHAT ARE SOME OF THE OTHER --
14 SHOULD THE STRATEGIC PLAN BE LOOKING AT OTHER ALTERNATIVES?
15 AND WEIGHING THOSE IN ADDITION TO JUST GOING AFTER MORE MONEY?
16 BECAUSE THERE IS, YOU KNOW, TAXPAYER FATIGUE ON ONE OF THOSE
17 TAXPAYERS. I MEAN, OAKLAND HAS GOT ANOTHER BALLOT MEASURE FOR
18 SOME MORE MONEY, AND I'M SUPPORTING IT, BUT, WE ARE REALLY --
19 YOU KNOW, JUST VERY MUCH TAXED OUT. AND, SO, ARE THERE OTHER
20 THINGS WE CAN PURSUE THAT MIGHT HELP US BE ABLE TO PRODUCE
21 MORE HOUSING, BUT NOT NECESSARILY HAVE TO RAISE SO MUCH
22 REVENUE IN ORDER TO ACHIEVE THAT GOAL? I'M VERY INTERESTED IN
23 HEARING MORE ABOUT WHAT LA DID ON THEIR BOND MEASURE. SALES
24 TAX? OKAY. AND THEN, I BELIEVE THOSE WERE MY COMMENTS. AND I
25 DON'T KNOW IF YOU HAVE ANY RESPONSES TO ANY OF THAT?



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1

2 **DANIEL SAVER:** JUST BRIEFLY, COMMISSIONER. ON THE WHAT DO WE DO
3 ABOUT COST OTHER THAN RAISING MORE MONEY. SO, I THINK THIS IS
4 OPPORTUNITY TO BE THINKING ABOUT THE BROADER PORTFOLIO. WITHIN
5 THE MTC AND ABAG SIDE, THE TECHNICAL ASSISTANCE THAT WE'RE
6 PROVIDING, GRANTS THAT WE'RE OFFERING TO LOCAL GOVERNMENTS
7 THOSE ARE DESIGNED TO CREATE MORE FAVORABLE CONDITIONS FOR
8 THERE TO BE MORE HOUSING WITHIN THE REGION. SO, YOU KNOW,
9 WE'LL HEAR A LITTLE BIT ABOUT SOME OF THE TECHNICAL ASSISTANCE
10 WORK, BUT, LIKE, FOR EXAMPLE, ONE OF THE THINGS THAT CAN DRIVE
11 COST IS THE LOCAL REGULATORY ENVIRONMENT. AND, SO, OR ZONING
12 CHALLENGES, SO THE PRIORITY DEVELOPMENT AREA GRANT PROGRAM IS
13 WE PAY LOCAL GOVERNMENTS TO DO REZONING IN PLACES WHERE THE
14 LOCAL GOVERNMENTS IDENTIFY IT AS APPROPRIATE TO DO SO. IT'S
15 NOT MTC SAYING YOU HAVE TO DO IT HERE OR THERE, BUT LOCAL
16 GOVERNMENT WANTS TO COME TO THE TABLE WANTS TO MAKE IT EASIER
17 IN ORDER TO BUILD MORE HOUSING THAT SUPPORT WHAT WE'RE
18 OFFERING. THAT'S A GREAT QUESTION THIS WE THINK ABOUT IN THE
19 STRATEGIC PLANNING PROCESS BAHFA IS NOT EXISTING IN A SILO
20 IT'S JUST PART OF THIS FAMILY.

21

22 **NATHAN MILEY:** I KNOW NONE OF US LIKE THE PRESENT
23 ADMINISTRATION BUT YOU KNOW WHEN THE PRESENT ADMINISTRATION IS
24 GOING, TALKING OF TAXPAYERS EITHER HAVING 95S OR DEDUCTIONS
25 CREDITS THINGS LIKE THAT I THINK THOSE ARE SOME OF THE OTHER



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1 WAYS I THINK WE SHOULD BE CONSIDERING FOR DEVELOPERS SO
2 THERE'S AN INCENTIVE TO WANT TO BUILD MORE AFFORDABLE HOUSING
3 BECAUSE THEY'RE GETTING TAX BREAKS OR WHATEVER SO I DON'T WANT
4 TO LEAVE THAT OFF THE TABLE AS WELL.

5

6 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. NEXT, GINA. BOARD
7 MEMBER PAPAN.

8

9 **GINA PAPAN:** YES, REALLY. NO, JUST KIDDING. [LAUGHTER]

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** WE HAIL FROM THE SAME COUNTY.

12

13 **GINA PAPAN:** WE DO. I JUST CAN'T EMPHASIZE ENOUGH THE URGENCY
14 YOU SAID HERE. SO, TWO YEARS DOWN THE LINE IT'S STILL THIS
15 AFFORDABILITY ISSUE WHICH IS ALMOST IMPOSSIBLE THESE DAYS. SO,
16 I'M VERY IMPATIENT. SO, THE TWO YEARS AWAY HERE, IT'S NOT
17 WORKING FOR ME RIGHT NOW, I KNOW WE WANT TO GET THERE, BUT
18 WHAT I WOULD REALLY LIKE TO SEE HERE IS THE -- HOW WE LEVERAGE
19 WHAT WE HAVE GOT HERE NOW. THE DOORWAY PROJECT. THE
20 AFFORDABILITY HOUSING PIPELINE, ALL OF THAT, HOW WE CAN PUT
21 THOSE TO USE IN AREAS WHERE WE HAVE NOT DONE THE PILOT
22 PROGRAMS. WE NEED TO PRESENT THEM TO LOCAL JURISDICTIONS, SAY,
23 HEY, THIS WORKED YOU WANT TO TRY IT, WHAT CAN YOU DO TO MAKE
24 THAT HAPPEN HERE. AND HOPEFULLY THE LOCALS CAN EITHER COME UP
25 WITH SOME FUNDING OR GET SOME PRIVATE FUNDING. WE HAVE TO DO



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1 SOMETHING NOW. THIS IS CRITICAL. SO, I LIKE WHAT WE HAVE DONE.
2 WE HAVE BEEN HUGEY SUCCESSFUL WITH THESE PILOT PROGRAMS BUT I
3 REALLY NEED TO SEE THEM IN MORE, IN DENSE AREAS, MORE
4 THROUGHOUT THE REGION. THIS HAS TO HAPPEN. AND I DON'T KNOW
5 THAT BAHFA HAS TO PAY FOR IT. WE JUST HAVE TO EDUCATE IN OUR
6 OWN REGIONS, SO WE HAVE HOUSING ENDOWMENT REGIONAL TRUST
7 PROGRAM ALREADY STASHED HOW CAN WE WORK WITH THEM TO LEVERAGE
8 THINGS SO THAT WE CAN HELP PEOPLE NOW THAT'S SO IMPORTANT AND
9 WHEN YOU GO ON TO THE NEXT STEPS HERE IN THE PROCESS, THE
10 STAKEHOLDERS, YOUR NUMBER ONE STAKEHOLDERS, PLEASE, ARE THE
11 JURISDICTIONS. THE CITIES, THE TOWNS. WE'RE THE ONES THAT
12 BUILD. OKAY THE HOUSING ADVOCATES, WHEN IT COMES DOWN TO IT WE
13 DON'T BUILD IT, BUT WE HELP THOSE WHO COME TO OUR CITIES TO
14 DEADLY. WE HAVE BEEN CERTIFIED, APPROVED, THOSE PLANS ARE
15 THERE, YOU CAN ALMOST ASSUME THE ZONING HAS BEEN IMPROVED IN
16 MOST OF THESE AREAS BECAUSE HCD HAS REQUIRED IT. SO, THE
17 GROUND WORK IS THERE. HOW DO WE HELP THEM MAKE THE
18 AFFORDABILITY NOW? THAT'S WHAT'S KILLING US AS LOCAL
19 ELECTED'S. WE WANT TO BE HAVE THE MONEY TO BUILD. WE TRY TO
20 HELP EVERYBODY WE CAN IN MAKING THAT HAPPEN. BUT IT'S JUST
21 LIKE SCRATCHING THE SURFACE AND NOT GET WAGENKNECHT WE NEED.
22 SO, HOW DID WE MAKE THAT HAPPEN IS MY CONCERN, RIGHT NOW,
23 TAKING THE GOOD WORK THAT'S ALREADY BEEN DONE, AND GETTING IT
24 OUT INTO THE REGION. AND THAT WILL HELP US TOO WITH ANY BOND,
25 OR WHATEVER, FUTURE FUNDING. IF PEOPLE SEE RESULTS IN THEIR



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1 OWN AREA, THEY'RE MORE LIKELY TO SUPPORT WHATEVER BAHFA WANTS
2 TO DO. SO THAT'S KIND OF KEY HERE. BUT, PLEASE, TALK TO THE
3 RIGHT PEOPLE. AND THAT MEANS, REALLY, THE CITIES, THE
4 COUNTIES, THOSE PEOPLE, AND LET US HELP IN THAT PROCESS. SO,
5 BECAUSE, AGAIN, I'M VERY IMPATIENT. SO, LET'S TRY TO GET SOME
6 THINGS DONE NOW. THANK YOU.

7

8 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. SO, I HAVE PRESIDENT
9 RAMOS. PRESIDENT NOACK. I THINK YOU'RE PRESIDENT. THE TERM IS
10 USED PRESIDENT --

11

12 **SUE NOACK:** CHAIR.

13

14 **CHAIR, CARLOS ROMERO, ABAG HC:** CHAIR. [LAUGHTER]

15

16 **SUE NOACK:** THAT'S OKAY. YOU CAN CALL ME SUE. [LAUGHTER]

17

18 **CHAIR, CARLOS ROMERO, ABAG HC:** OKAY. PRESIDENT RAMOS?

19

20 **BELIA RAMOS:** EXCELLENT. THANK YOU CHAIR ROMERO. I APPRECIATE
21 BOARD MEMBER PAPAN'S IMPATIENCE. BUT I THINK ONE OF THE THINGS
22 IN LOOKING TO JUST, AGAIN, GIVING FEEDBACK TO STAFF ON WHAT
23 THEY CAN COME BACK TO, I THINK THAT, TRULY, WHAT WE NEED TO BE
24 ABLE TO DO, AS COMMISSIONER SCHAFF SAID, THAT PROOF OF CONCEPT
25 THAT WE NEED TO BE ABLE TO PROVE UP AND HAVE THAT DATA TO BE



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1 ABLE TO SHARE IS INCREDIBLY IMPORTANT. SO MUCH LIKE THE PILOT
2 PROJECT THAT IS IN NAPA COUNTY. I KNOW DANIEL YOU HAVE BEEN
3 WORKING WITH OUR STAFF TO MAKE SURE THAT WE'RE PROVIDING YOU
4 THE DATA ON THAT. WE'RE GOING TO HEAR ABOUT DOORWAY MORE
5 SPECIFICALLY AND HOW WE CAN EXPAND THOSE OPPORTUNITIES. BUT
6 THE WORK THAT WE'RE DOING, I THINK WE NEED TO REFINE THOSE AND
7 THAT MESSAGING OF ITS SUCCESS AND THE OPPORTUNITIES THAT LIE
8 WITHIN WITHOUT NECESSARILY DOING MORE IN TERMS OF ADDING TO
9 THE LIST, BUT TO ACTUALLY REFINE THE LIST OF WORK THAT WE'RE
10 DOING AT THIS POINT. WHEN I THINK -- I THINK ONE OF THE
11 CONCERNS THAT I, TOO, SHARE, IS MOVING FORWARD WITHOUT
12 KNOWING, WITHOUT LEARNING FROM WITH WE DID IN THE PAST. I'M
13 NOT PREPARED ON DO. SO, I THINK THAT PERHAPS MAYBE NOT
14 SPECIFIC TO THIS JOINT COMMITTEE, PERHAPS WE CAN HAVE A
15 SMALLER WORKING GROUP THAT CAN PROVIDE AN OVERVIEW AND A
16 REPORT-OUT TO THIS COMMITTEE TO BE ABLE TO UNDERSTAND WHAT'S
17 COME OF THOSE MISSED OPPORTUNITIES ARE FROM REGIONAL MEASURE
18 FOUR MOVING FORWARD. BUT I THINK WE NEED TO NOT REHASH THE
19 PAST BUT LEARN. WE FEED TO SET TIME TABLES, AS WE LOOK FORWARD
20 TO WHAT THIS NEXT STEP IS, I THINK WE NEED ON HAVE A PARALLEL
21 TRACK. WE NEED TO HAVE THE TRACK THAT IS REFINING THE WORK
22 THAT BAHFA IS GOING TO DO IT'S SUSTAINABILITY TO GET US OVER
23 TO 2028 AND MAKING SURE WE CONTINUE TO REFINE THE WORK WE'RE
24 DOING THROUGH THE PILOT SENIOR HOUSING STABILITY PROGRAM
25 THROUGH THE PIPELINE BUILDING THROUGH THE DOORWAY. ON THE



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1 OTHER SIDE WE NEED TO HAVE THE NEXT REVENUE MEASURES LANE BE
2 BROADENED AND TO LOOK AT HOW WE CAN LEARN FROM THE PAST AND
3 ABLE TO WORK THROUGH SOME OF THE ISSUES THAT WE WERE WORKING
4 ON TO THE VERY LAST MOMENT. AND I HAVE MENTIONED THESE BEFORE,
5 WHETHER IT'S THE LABOR AND BUSINESS ROUNDTABLE ISSUES.
6 OBVIOUSLY NOW LOOKING AT DIFFERENT TYPES OF REVENUE MEASURES,
7 THAT NEEDS TO BE AT THE FOREFRONT. SO, I THINK IT NEEDS TO
8 ACTUALLY FOLLOW A DUAL TRACK. YOU MENTIONED SOMETHING VERY
9 INTERESTING. AND I GUESS MY ASK TO YOU IS TO INCLUDE BACK TO
10 THIS BODY REPORTING OUT ON WHAT JURISDICTIONS ALREADY HAVE
11 SIMILAR TO TRANSPORTATION, THE SELF-HELP MECHANISM WHEN IT
12 COMES TO HOUSING. AND TO UNDERSTAND MORE SUCCINCTLY WHEN THERE
13 WAS APPROVED, WHEN THEY'RE GOING OUT, WHEN THEY'RE GOING TO
14 HAVE ADJUSTMENTS, AND WHAT'S THE SCOPE OF THEIR HOUSING
15 FUNDING MEASURE, WE, FOR MOST NAPA COUNTY, WE HAVE ADDED ON TO
16 A TRANSIT OCCUPANCY TAX FOR HOUSING, AND SO I THINK WE NEED TO
17 LOOK AT WHAT THOSE OPPORTUNITIES ARE BECAUSE USED LAUDABLE
18 ASPIRATIONAL TO WANT TO GO OUT FOR 20 BILLION ALL OVER AGAIN
19 BUT I THINK WE NEED TO AS COMMISSIONER MILEY SAID REALLY
20 LOOKING TO WORK WITH THOSE JURISDICTIONS MAKE SURE WE'RE
21 GETTING AND BEING ADDITIVE, RIGHT THAT'S WHAT REGIONAL
22 GOVERNANCE DOES AT THE SAME TIME I THINK WE ALSO NEED TO LOOK
23 AT MODELS, THE VIENNA MODEL, WE HAVE THREE P'S HERE THAT WE
24 UTILIZE AT BAHFA, WE HAVE PRODUCTION, PRESERVATION, AND THEN
25 WE HAVE PROTECTION. BUT VIENNA, THEY HAVE TWO MORE THAT IS



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1 PREVENTION AND PROMOTION. AND IT'S PREVENTING DISPLACEMENT. SO
2 THEY LOOK AT THE ACTIVE DISPLACEMENT SEPARATELY FROM THE
3 PROTECTION OF THE TENANT BUT ALSO PROMOTION OF INCLUSIVITY AND
4 EQUITY. SO AS WE MOVE FORWARD AND LOOK STRATEGICALLY TOWARDS
5 2028, I THINK WE NEED TO TAKE LESSONS LEARNED FROM VIENNA AND
6 SIMILARLY LOOKING AT THE FINANCE MODEL IF WE NEED TO ADD THOSE
7 ADDITIONAL TWO PS TO THE WORK THAT WE'RE DOING. THANK YOU.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. CHAIR NOACK?

10

11 **SUE NOACK:** COUPLE COMMENTS. I APPRECIATE THE PRESENTATION, AND
12 I THINK STRATEGIC PLANNING PROCESS IS SUPER IMPORTANT PRIOR TO
13 GOING OUT AND I THINK THINGS ARE GOING TO CHANGE IN THE NEXT
14 THREE YEARS, AND ALSO SEE HOW THE TAX MEASURES GO, REVENUE,
15 TRANSPORTATION REVENUE FROM WHAT YOU TALKED ABOUT, TALKING
16 ABOUT THE CITIZEN'S INITIATIVE ADDED BILL SOON, AND I WAS
17 WONDERING WHETHER YOU WERE GOING TO INCLUDE OTHER ASPECTS THAT
18 YOU WANTED BROADENED FOR BAHFA AT THE SAME TIME OR WHETHER
19 YOU'RE GOING TO WAIT THROUGH THE STRATEGIC PLAN PROCESS TO
20 AMEND BAHFA'S ABILITIES.

21

22 **DANIEL SAVER:** RIGHT NOW THE PLAN WOULD BE TO LOOK AT A BILL
23 FOR THE NEXT SESSION. THE 2026 SESSION SO THAT WOULD GIVE US
24 TIME TO THINK ABOUT THE STRATEGIC PLANNING AND THEN WORK INTO
25 A FUTURE BILL.



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1
2 **SUE NOACK:** OKAY GREAT. SECOND THING. AND I REMEMBER WE WERE
3 TALKING ABOUT THIS, MAYBE A YEAR AGO, LIBBY WAS SITTING NEXT
4 TO ME AND WE WERE TRYING TO STAY OUT OF TROUBLE. BUT YOU KNOW,
5 I WAS ASKING, ONE OF THE IMPORTANT PIECES FOR ME IS SHELTERS.
6 HOMELESS. I'M SENSITIVE TO PEOPLE PUSHED OUT OF HOMES, UNABLE
7 TO GET HOMES. BUT WE HAVE A SIGNIFICANT HOMELESS POPULATION
8 THAT'S IN NEED OF SHELTERS, AND I DON'T KNOW WHERE THAT FITS
9 INTO THIS PROCESS. BUT I WOULD LIKE TO MENTION IT SO WE THINK
10 ABOUT IT. THIS ALWAYS SEEMS TO BE A SHORTAGE OF THAT. IT'S NOT
11 NECESSARILY GOING TO BE ONE OF THOSE THINGS THAT'S GOING TO BE
12 REVENUE GENERATING OR IN THIS FINANCING, BUT I THINK IT'S
13 IMPORTANT PIECE OF HOUSING IN GENERAL THAT WE HAVE TO KEEP IN
14 MIND. THEN THE THIRD THING IS ON PROOF OF CONCEPT, THIS IS THE
15 FORMER BANKER IN ME, THESE ARE -- THESE TYPES OF LOANS, IT CAN
16 GENERATE GOOD REVENUES, BUT THERE IS QUITE A BIT OF RISK
17 ATTACHED TO THEM AS WELL. SO WHAT KIND OF STRUCTURE ARE YOU
18 GOING ON TO USE TO DO THAT KIND OF FINANCING. ARE YOU GOING TO
19 GO THROUGH THE BANKS? BANKS HAVE BIG ORGANIZATIONS TO LEND OUT
20 MONEY ON HOMES AND WE HAVE TO THINK THROUGH HOW THAT PROCESS
21 WORKS, RISK FACTORS A COUPLE OF LOANS GOING BAD CAN BRING
22 DOWN. I WOULD LIKE TO THINK ABOUT THE STRATEGIC PROCESS AND
23 FINANCING UNDERSTANDING RISK INVOLVED TO MAKE SURE IT'S
24 EFFECTIVE AND WHAT COST OF RUNNING SUCH A PROGRAM ARE AS WELL.
25 THAT WAS IT FOR ME. THANK YOU.



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1

2 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. BOARD MEMBER KAPLAN?

3

4 **REBECCA KAPLAN:** THANK YOU SO MUCH. AND I'M REALLY GLAD WE'RE
5 TALKING ABOUT HOW TO BRING THIS BACK SUCCESSFULLY BECAUSE A
6 LOT OF PEOPLE WERE VERY HARD-HIT AND VERY UPSET ABOUT THE
7 FAILURE TO MOVE FORWARD LAST TIME. AND IT HAD DEVASTATING
8 IMPACTS ON POTENTIALLY PENDING PROJECTS. IT'S IMPORTANT WE
9 HAVE A GOOD STRATEGY GOING FORWARD. AND I THINK IT HAS
10 MULTIPLE IMPACTS IN DIFFERENT AREAS. ONE, I THINK IT'S REALLY
11 PERSONALITY THEN THAT WE PUSH FORWARD AND SUCCEED WITH A
12 TRANSIT MEASURE IN 2026. BECAUSE WE DON'T WANT TO END UP IN A
13 BACKWARD SITUATION WHERE THEN PEOPLE WILL FEEL IN 2028 WE HAVE
14 TO DO A TRANSIT MEASURE IF WE HAVEN'T ARE DONE THAT IN 2026.
15 SO, BEING ABLE TO SUCCEED WITH A HOUSING MEASURE IN '28 MEANS
16 WE HAVE TO SUCCEED WITH A TRANSIT MEASURE IN '26. I ALSO DO
17 THINK IT'S PERSON THE TO SUPPORT LOCAL CANDIDATES WHO WANT TO
18 DO THEIR OWN MEASURES. I THINK THAT'S SUPER VALUABLE. AND WE
19 SHOULD BE DOING THAT AS WELL. IN TERMS OF SOME OF THE DETAILS
20 OF THINGS THAT MAKE A DIFFERENCE. I KNOW WE'RE MOST HE TALKING
21 ABOUT HOUSING PRODUCTION. BUT THERE IS, ALSO, ACQUISITION
22 REHAB AND CONVERSION. SO, LIKE, CONVERTING OFFICE TO HOUSING,
23 ACQUIRING EXISTING HOUSING, REHABBING EXISTING HOUSING, WHICH
24 CAN HAVE A LOWER COST PER UNIT THAN NEW CONSTRUCTION. ALSO,
25 ONE OF THE THINGS, WHEN WE TALK ABOUT LOCAL EXAMPLES OF



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1 SUCCESS, ONE OF THE THINGS THAT OAKLAND HAS FUNDED BEFORE,
2 INCLUDING WITH MAYOR SCHAFF AND JUST FUNDED AGAIN THIS MONTH
3 IS DISPLACEMENT PREVENTION AND DISPLACEMENT PREVENTION OF
4 COURSE IS NOT CAPITAL COST, BUT DEPENDING WHAT TYPE OF FUNDING
5 WE'RE TALKING ABOUT AND WHAT TYPE OF PROGRAM DISPLACEMENT
6 PREVENTION CAN BE COST EFFECTIVE REMEDYING HOMELESSNESS IN
7 TERMS OF COST PER PERSON THAT INCLUDES LEGAL ASSISTANCE AND
8 RENTAL ASSISTANCE SO BOTH OF THOSE ARE THINGS LEGAL ASSISTANCE
9 TO PREVENT DISPLACEMENT CAN BE AN IMPORTANT PART OF THE
10 OVERALL PICTURE AND CAN HELP MORE PEOPLE PER THERE. THEN
11 TALKED ABOUT WAYS WE CAN WORK AS A REGION TO UPLIFT ACTIONS BY
12 EACH JURISDICTION AND I THINK LOOKING TO MODEL LEGISLATION
13 THAT LOCAL JURISDICTIONS CAN THEN ADOPT IS A REALLY IMPORTANT
14 STRATEGY AND IT'S NOT AN EXPENSIVE STRATEGY THAT WE CAN KEEP
15 DOING IN THE MEANTIME AND ONE SPECIFIC EXAMPLE THAT I THINK IS
16 WORTH DOING MORE OF IS AROUND ADUS AND MAKING WAYS EASIER TO
17 PUT IN ADUS AND SOME JURISDICTIONS HAVE DONE PREAPPROVED ADU
18 TEMPLATES WHERE IF YOU MEET CERTAIN CRITERIA YOUR APPROVAL IS
19 ESSENTIALLY MINISTERIAL AND RAPID SO THAT WOULD BE AN EXAMPLE
20 OF TEMPLATE LEGISLATION THAT THIS ENTITY OR COMBINED ENTITIES
21 COULD SHARE WITH JURISDICTIONS TO ADOPT AND MAKE TANGIBLE
22 DEFINES THAT PEOPLE COULD START SEEING IMPROVEMENTS IN THE
23 PRODUCTION IN THE MEANTIME BECAUSE IT WOULD SAVE MONEY AND
24 RAPID APPROVALS THEN ANY OTHER MODEL LEGISLATION THAT EASE
25 APPROVALS AND SPEEDS UP APPROVALS WOULD BE EXAMPLES OF ACTION



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1 WE COULD TAKE THAT AREN'T EXPENSIVE BUT WOULD LET US SHOW
2 SUCCESS IN THE MEANTIME AND THEN OTHER SUGGESTIONS OF WORK WE
3 CAN DO IN THE MEANTIME IS CONTINUING TO ADVOCATE AROUND
4 FUNDING I THINK THIS IS SOMETHING NEAR AND DEAR TO MAYOR
5 SCHAFF'S HEART AS WELL, THAT BOTH THE BAY AREA AS A REGION
6 GETS DOWN SCORED IN THE REGION FOR TCAC AND CCAC, AND THAT
7 SOME OF OUR STRONGEST MOST PROMISING PROJECTS ARE BEING DOWN
8 SCORED TRANSIT ORIENT THE DEVELOPMENT IS BEING DOWN SCORED SO
9 TO THE EXTENT THAT WE CAN MAKE POLICY ACTIONS AS WELL AS JUST
10 ADVOCATING FOR STATE FUNDING FOR THIS WHOLE MENU OF THINGS
11 YOU'RE WORKING ON, AND THEN IMPORTANT PURSUE A SIGNATURE
12 GATHERING OPTION. I THINK HITTING 2/3 IS UNLIKELY TO HAPPEN.
13 AND IN TERMS OF THE QUESTION ABOUT WHETHER THINGS WILL BE
14 WORSE IN 2028 OR BETTER. I THINK THAT THEY WILL BE BETTER
15 BECAUSE THEY WILL BE WORSE. [LAUGHTER] IT WOULD BE BETTER
16 BECAUSE IT WILL BE WORSE? I THINK THE POTENTIAL FOR BAY AREA
17 VOTERS TO SEE THE IMPORTANCE OF THE BAY AREA ACTING AS A
18 REGION TO SUPPORT THINGS COULD BE BETTER. BECAUSE POTENTIALLY
19 THE ABILITY TO RELY ON OUTSIDE SOURCES FOR THOSE COULD BE
20 WORSE. SO THAT COULD POTENTIALLY GIVE A STRONGER ARGUMENT FOR
21 BAY AREA VOTERS FOR WHY WE NEED TO TAKE ACTION AS THE BAY
22 AREA. THEN LAST THING I WANT TO SHARE IS AN EXPERIENCE WE HAD
23 IN ALAMEDA COUNTY WHEN THE ALAMEDA COUNTY TRANSPORTATION
24 COMMISSION WAS WRITING MEASURE BB, WHICH WAS THE FIRST FULL
25 \$0.01 SALES TAX COUNTY-WIDE TRANSPORTATION FUNDING MEASURE



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1 THAT WE DID PASS AND WE PASSED BY OVER 70% OF THE VOTE WE
2 INCLUDED MONEY IN THAT FOR TRANSIT ORIENTED DEVELOPMENT. SO
3 THIS COULD POTENTIALLY GO INTO THE DISCUSSIONS THAT WE'LL BE
4 HAVING BEYOND TODAY'S COMMITTEE ABOUT OUR 2026 TRANSIT
5 MEASURE, WHICH IS WE FOUND THAT A HALF CENT, THREE-QUARTERS OF
6 A CENT, SEVEN-EIGHTS OF A CENT, AND ONE CENT ALL POLLED THE
7 SAME. BUT WITH THE FULL CENT WE WERE ABLE TO FUND MORE THINGS
8 INCLUDING TRANSIT ORIENTED DEVELOPMENT. SO, THAT COULD BE SOME
9 WAY TO GET SOME MONEY FOR TRANSIT ORIENTED HOUSING SOONER THAN
10 LATER. AND IN THE MEANTIME WE NEED TO KEEP BUILDING OUR BAY
11 AREA REGIONAL SOLIDARITY SO WE CAN MAKE ALL THESE THINGS
12 SUCCEED. AND THANK YOU.

13

14 **CHAIR, CARLOS ROMERO, ABAG HC:** I BELIEVE THAT WAS OUR LAST
15 COMMENT FROM BOARD MEMBERS. CAN -- BEFORE I MAKE ANY MINOR
16 COMMENT, CAN WE GO TO THE PUBLIC TO SEE IF THERE IS ANYONE WHO
17 WANTS -- EITHER HERE IN THE CHAMBERS OR ONLINE.

18

19 **BOARD CLERK:** THERE IS ONE MEMBER OF THE PUBLIC IN THE ZOOM
20 SPACE FOR PUBLIC COMMENT, PUBLIC ADVOCATES. THERE ARE NO
21 PUBLIC COMMENTS RECEIVED FOR THIS ITEM AND NO PUBLIC COMMENTS
22 IN THE BOARDROOM.

23

24 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. TWO MINUTES, PLEASE.

25



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1 **BOARD CLERK:** YES. ONE MOMENT, PLEASE. PUBLIC ADVOCATES, GO
2 AHEAD, PLEASE.

3

4 **SPEAKER:** HI. MY NAME IS EMILY WHEELER. I AM WITH PUBLIC
5 ADVOCATES. AND I ALWAYS WISHED THAT I HAD THE OPPORTUNITY TO
6 CHANGE MY NAME WHEN JOINING THESE MEETINGS. AND I JUST WANTED
7 TO COMMENT IN SUPPORT OF THE PRESENTATION AND FOR CONTINUING
8 TO FUND BAHFA IN THE FUTURE. AS YOU ALL AGREE BAHFA IS A SUPER
9 CRITICAL ORGANIZATION I WANT TO HIGHLIGHT TWO THINGS, THE
10 ALREADY EXISTING DOORWAY PORTAL HAS BEEN ABSOLUTELY A LIFELINE
11 FOR TENANTS WHO ARE LOOKING FOR AFFORDABLE HOUSING. AS I AM
12 SURE YOU KNOW PEOPLE AREN'T JUST STUCK IN THE ONE CITY, SO
13 CHANGING FROM HODGE-PODGE OF VARIOUS OPAQUE, SORT OF,
14 PROCESSES TO, SORT OF, ONE EASY TO USE WEB SITE WHERE YOU CAN
15 GO FIND AFFORDABLE HOUSING ACROSS THE REGION IS A HUGE DEAL. I
16 WANT TO SUPPORT BAHFA BECOMING MORTGAGE LENDER, I HAVE HEARD
17 FROM MANY JURISDICTION THAT IS THE ISSUE EVER GETTING
18 AFFORDABLE HOUSING, WHICH IS TRULY WHAT WE NEED THAT IS GOING
19 TO SOLVE THIS FUNDING CRISIS IS A FUNDING BARRIER AND AS TRUMP
20 TAKES EFFECT THINGS ARE GOING TO BECOME MORE EXPENSIVE AND
21 HAVING A PUBLIC OPTION IS GOING TO BE A HUGE DEAL BETWEEN THE
22 DIFFERENCE IN AFFORDABLE HOUSING GETTING BUILT AND NOT BUILT
23 AND FINALLY I WANT TO SUPPORT THE CITIZEN'S INITIATIVE TAKING
24 THAT WILL ALLOW BROADER REGIONAL HOUSING MEASURE ONE THAT
25 INCORPORATES ANTI-DISPLACEMENT PREVENTION PRESERVATION ALL OF



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1 THE THINGS THE COMMISSIONERS WERE TALKING ABOUT. BAHFA JUST TO
2 RECAP, IS SUCH A REALLY CRITICAL PROGRAM. SOMETHING THAT --
3 SORRY -- THAT REALLY HELPS OUR REGION, YOU KNOW, MAINTAIN
4 AFFORDABLE HOUSING, AND PROTECT TENANTS. AND IT NEEDS TO BE
5 EXPANDED, NOT CONTRACTED. YOU ARE HERE BECAUSE YOU'RE ELECTED
6 OFFICIALS HERE TO DISTRIBUTE OUR TAXPAYER MONEY YOU SHOULD TAX
7 PEOPLE WHO HAVE MOST ABILITY TO PAY BUT TAXES ARE WHAT FUNDS
8 ALL OF OUR SOCIAL SERVICES AND SHOULD BE LAUDED. THANK YOU
9 VERY MUCH.

10

11 **BOARD CLERK:** THANK YOU. CHAIR ROMERO WE HAVE ONE ADDITIONAL
12 SPEAKER IN THE ZOOM SPACE. GITA RAO.

13

14 **GINA PAPAN:** HELLO GITA.

15

16 **SPEAKER:** HELLO THERE, THIS IS GITA RAO WITH ENTERPRISE
17 COMMUNITY PARTNERS, AND I AM REPRESENTING THE LEADERSHIP TEAM
18 OF THE BAY AREA COALITION FOR ALL. AND IT'S WONDERFUL TO
19 RECONNECT WITH ALL OF YOU. AND I APPRECIATE SUCH SUPPORTIVE
20 COMMENTS. AND I WANTED TO ADDRESS A COUPLE OF THINGS THAT CAME
21 UP. THE COALITION IS HERE AND WE ARE ABSOLUTELY COMMITTED TO A
22 REGIONAL HOUSING MEASURE IN '28 AND ARE COMMITTED TO THE
23 HOUSING MEASURE IN '26. AND I APPRECIATE COMMISSIONER COMMENTS
24 ABOUT LOOKING FORWARD AND PIVOTING AND LOOKING AT LESSONS WE
25 HAVE LEARNED AND WE'RE DOING THAT OURSELVES WITHIN THE



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1 COALITION. IN A COUPLE OF OTHER POINTS, CITIZEN'S INITIATIVE
2 OPTION IS SUPER IMPORTANT. THE 2/3 THRESHOLD IS HARD BUT THIS
3 WILL EXPAND POSSIBILITIES. AND IT MAY EVEN FORCE US TO LOOK AT
4 ADDITIONAL REVENUE SOURCES. WE STAND READY WITH YOU TO GO IN
5 2028, AND WE ALSO WANT TO SPEND THESE NEXT TWO OR THREE YEARS
6 LAYING DOWN THE FOUNDATIONS TO GET TO A SUCCESSFUL CAMPAIGN
7 AND MAKING SURE THAT BAHFA HAS THIS LENDING PROGRAM THAT
8 PEOPLE HAVE BEEN REFERENCING. THE INSPIRATION FROM BAHFA CAME
9 FROM NEW YORK. WHERE IT TOOK THEM DECADES TO BUILD THE BALANCE
10 SHEET AND WE NEED TO KIND OF COMMIT TO DOING THAT NOW. SO,
11 YEAH. TO FORWARD PARTNERSHIP. THANK YOU.

12

13 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU VERY MUCH. SO, MOST
14 OF MY COMMENTS THAT I WAS GOING TO MAKE HAVE BEEN TOUCHED ON,
15 I'LL SAY TO DANIEL BE CAREFUL WHAT YOU ASKED FOR BECAUSE YOU
16 GOT A LOT OF FEEDBACK TODAY. CLEARLY SOME OF IT IS PROBABLY
17 MORE APPROPRIATE FOR FUTURE DISCUSSIONS BUT I THINK IT'S GOOD
18 TO HEAR CLEARLY EVERYONE IS INTERESTED IN MOVING FORWARD WITH
19 THIS. AND I THINK IT'S IMPORTANT AS YOU POINT OUT HERE IT'S A
20 LARGE ENOUGH TENT FOR ALL PARTNERS WHETHER CITIES, COUNTIES,
21 NON-PROFIT AGENCIES, THOSE PEOPLE, THOSE AGENCIES THAT MIGHT
22 HELP DRIVE A CAMPAIGN IN THE FUTURE, YOU KNOW, SOME OF THE
23 LOCAL GROUPS, TO BE INVOLVED IN THIS PROCESS. BECAUSE
24 ULTIMATELY, WE ACHIEVE A VICTORY AT THE BALLOT. THAT'S WHERE
25 WE'RE GOING, AND I THINK THAT'S WHERE WE'RE GOING. BY HAVING



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1 EVERYONE SUPPORT KIND OF A COMMON GOALS, AND THE PLAN THAT WE
2 CAN ALL PUT TOGETHER COLLECTIVELY. LOOKING FORWARD TO THIS
3 COMING BACK NEXT WEEK -- EXCUSE ME. NEXT MONTHS. [LAUGHTER]
4 WE'RE NOT MEETING WEEKLY YET. AND IT WOULD BE INTERESTING ALSO
5 TO FOLLOW UP ON PRESIDENT RAMOS'S CONSIDERATION ABOUT POSSIBLY
6 HAVING A SMALLER AD-HOC GROUP THAT MIGHT BE ABLE TO ASSIST
7 WITH THIS. SINCE SOME OF THE ITEMS MAY GET LONG FOR THIS TYPE
8 OF MEETING. IT'S 1:15 WE HAVE TWO OTHER ITEMS. SO WITH THAT
9 THANK YOU ALL VERY MUCH FOR THE COMMENTS. I'M SORRY, FRED WERE
10 YOU -- YOU WANT TO JUMP IN?

11

12 **BOARD CLERK:** AFTER THIS ITEM JUST FOR TECHNICALITY IF WE COULD
13 DEPUTIZE EITHER COMMISSIONER KAPLAN OR CHAIR NOACK TO MAINTAIN
14 THE BAHFA OVERSIGHT COMMITTEE QUORUM, PLEASE?

15

16 **GINA PAPAN:** DO WE STILL HAVE TO DO THAT IF WE'RE NOT VOTING ON
17 ANYTHING?

18

19 **SPEAKER:** TO HAVE A FULL CONVERSATION, I UNDERSTAND THEY'RE
20 INFORMATION ITEMS BUT OTHERWISE IT COULD JUST BE A ONE WAY
21 CONVERSATION AND YOU MAY WANT TO DISCUSS AMONG YOURSELVES OR
22 GIVE COMMENTS.

23

24 **GINA PAPAN:** OKAY. BECAUSE I HAVE TO STEP OUT AT 1:30.

25



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1 **CHAIR, CARLOS ROMERO, ABAG HC:** OKAY. SO WILL COUNSEL PLEASE
2 TELL ME WHAT IS THE APPROPRIATE WAY TO HAVE THE DEPUTIZATION
3 HAPPEN?

4

5 **BOARD CLERK:** I BELIEVE THE CHAIR IS ABLE TO DEPUTIZE OTHER
6 BAHFA MEMBERS INTO THE -- TO JOIN THE OVERSIGHT COMMITTEE.

7

8 **GINA PAPAN:** I WOULD LIKE TO DEPUTIZE CHAIR NOACK IF SHE'S
9 WILLING TO ACCEPT?

10

11 **SUE NOACK:** OH SURE.

12

13 **GINA PAPAN:** THERE WE GO. DONE.

14

15 **BOARD CLERK:** AND CHAIR PAPAN IF I CAN ALSO ASK MAYBE TO
16 DEPUTIZE COMMISSIONER KAPLAN IN CASE YOU DEPART AND WE'RE
17 STILL CONTINUING THE MEETING?

18

19 **GINA PAPAN:** SURE. COMMISSIONER KAPLAN, WOULD YOU LIKE TO BE
20 DEPUTIZED?

21

22 **REBECCA KAPLAN:** SURE.

23

24 **GINA PAPAN:** THANK YOU.

25



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1 **CHAIR, CARLOS ROMERO, ABAG HC:** LOVE HOW EVERYBODY STEPS UP TO
2 THE PLATE HERE. OKAY NEXT MOVING TO DOORWAY HOUSING PLATFORM
3 WHICH I THINK HAS BEEN MENTIONED BY FOLKS IN TERMS OF A MODEL
4 PROGRAM WE COULD USE TO CONTINUE TO PUT FORWARD VALUE ADD OF
5 DOING SOMETHING LIKE A BOND AND ACTUALLY HAVING BAHFA IN
6 EXISTENCE. THE SO WITH THAT.

7

8 **SPEAKER:** MY NAME IS BARRY ROTOR AND I MANAGE THE DOORWAY
9 PROGRAM FOR BAHFA AND I WOULD LIKE TO INTRODUCE MY DOORWAY
10 COLLEAGUES TODAY, BETH, AND GLEN DOORWAY TECHNICAL OPERATIONS.
11 THANKS GUYS. THANK YOU SO MUCH. WE'RE GRATEFUL TO HAVE YOUR
12 TIME TODAY AND I PROMISE I'LL MAKE THIS BRIEF. I MAY READ
13 SLIDES IN ENTIRETY FOR ACCESSIBILITY REASONS BUT WE'LL GO
14 FAST. NEXT SLIDE PLEASE. THANK YOU. DOORWAY IS ACTUALLY THE
15 PLATFORM IS TWO WEB SITES. IT'S THE DOORWAY HOUSING PORTAL OR
16 DHP AS WE CALL IT, FOR AFFORDABLE HOUSING SEEKERS AND DOORWAY
17 PARTNERS PORTAL FOR HOLE JURISDICTIONS AND AFFORDABLE --
18 PROPERTY OWNERS AND MANAGERS. NEXT SLIDE. DOORWAY'S MISSION IS
19 TO PROVIDE A NUMBER OF THINGS, ONE IS ESSENTIAL HOUSING
20 RESOURCE FOR THE BAY AREA IN MULTIPLE LANGUAGES ARE TO PROVIDE
21 CONSISTENT INFORMATION INCLUDING ELIGIBILITY CRITERIA. AND YOU
22 MAY THINK THAT'S SIMPLE. IT'S ACTUALLY SURPRISINGLY UNCOMMON
23 TO HAVE STANDARDIZED THINGS IF YOU FIND OUT ABOUT SOMETHING
24 THAT'S AVAILABLE IT'S NOT CLEAR DOES THIS APPLY TO ME OR NOT
25 AND ALSO STANDARDIZE A WAY YOU CAN APPLY FOR THIS QUICKLY TEN



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1 MINUTES FROM YOUR PHONE OR COMPUTER, AND TRANSPARENT PROCESS
2 IN GENERAL CONFIRMATION OF APPLICATION, TO SEND YOU AN E-MAIL
3 WHEN YOU GET YOUR LOTTERY RESULTS, NOTICES FOR FOLKS TO CHOOSE
4 TO APPLY BY PAPER BECAUSE WE ALLOW THAT. AND DATA PROGRAMS
5 MOST BUSINESSES DEPEND ON DEMAND INFORMATION AFFORDABLE
6 HOUSING HAS NOT HISTORICALLY BENEFITTED FROM THAT BUT WE'RE
7 CHANGING THAT AND ARE EXCITED ABOUT THAT. NEXT SLIDE. THE
8 DOORWAY HISTORY SOME OF YOU MAY KNOW THIS BUT DAHLIA, THE SAN
9 FRANCISCO HOUSING PORTAL WAS LAUNCHED IN 2016 WE DID THAT WITH
10 OPEN SOURCE PUBLICALLY AVAILABLE CODE I WAS PART OF THAT TEAM
11 IN 2018 WITH ENTERPRISE COMMUNITY PARTNERS WE STARTED A
12 REGIONAL CONVERSATION, THREE PORTAL WERE SUBSEQUENTLY CREATED
13 AROUND THE BAY AREA BAHFA ADDED DOORWAY PILOT IN 2022, THE
14 DOORWAY PLATFORM WAS LAUNCHED IN 2023 AND WE'RE EXCITED TO
15 ANNOUNCE THAT IN OCTOBER OF LAST YEAR THE SAN MATEO COUNTY
16 PORTAL ACTUALLY SEIZED OPERATIONS AND FOLDED BACK INTO DOORWAY
17 AND THE ALAMEDA COUNTY PORTAL WILL DO THAT SHORTLY IN THE NEXT
18 COUPLE OF MONTHS AND WE THINK THAT'S GREAT BECAUSE HOUSING
19 SEEKERS AS WAS MENTIONED BY A CALLER EARLIER MIGHT LIVE OR
20 WORK SOMEWHERE ELSE AND THEY DON'T NEED TO KNOW WAIT DO I HAVE
21 TO LOOK AT MULTIPLE SITES OR GO TO ONE PLACE. THAT'S WHEN
22 WE'RE WORKING ON. NEXT SLIDE. SO WHY REGIONAL PORTAL? FOR
23 HOUSING SEEKERS IT'S EVERYTHING IN ONE PLAYERS IT'S NOT ABOUT
24 WHO YOU KNOW, I HAVE A SOCIAL WORKER AND SHE TOLD ME ABOUT
25 SOMETHING THAT'S COMING UP IT'S EQUITABLE CONSISTENT



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1 STREAMLINED PROCESSES, FOR JURISDICTIONS IT'S LOWER COST, WE
2 CAN DO EVERYTHING FOR THEM, FOR PROFESSIONAL PARTNERS IT MEANS
3 REDUCED PAPER ENTRY. TAKING PAPER APPLICATIONS DEALING WITH
4 ALL OF THAT. STANDARDIZED PROCESSES, THEY APPRECIATE THE
5 ADVANCES JURISDICTIONS MAKE WHEN THEY'RE DIFFERENT FOR EVERY
6 JURISDICTION IT'S HARD TO FOLLOW. AS PART OF PARTNER VALUE
7 PROPOSITION IT'S ADD VALUE FOR PROPERTY OWNERS, TWO GREEN
8 ITEMS CENTRAL PLACE FOR FREE PROPERTY LISTINGS, GIVES GUIDANCE
9 IN TERMS OF AFFORDABLE HOUSING PLACEMENT. ALWAYS FREE. WE
10 PROVIDE SIMPLIFIED DIGITAL APPLICATION, PAPER APPLICATION
11 DELIVERY AND DIGITIZATION, LOTTERY MANAGEMENT INCLUDING
12 DUPLICATION INSTEAD OF MULTIPLE APPLICATIONS FOR THE SAME
13 THING WE MANAGE THAT, AND THEN APPLICANT COMMUNICATION AND
14 PARTNER REPORTING. THOSE FEATURES ARE CURRENTLY FREE AS WELL
15 BUT WE'RE THINKING IN THE FUTURE WE MAY START CHARGING A FEE
16 FOR THAT BUT WE'LL TALK ABOUT THAT ON SUBSEQUENT SLIDE. WE'RE
17 HAPPY TO SAY OUR PARTNER ACCOUNT IS GROWING UP 40% WE'RE
18 ATTRACTING MORE AND MORE PROFESSIONAL PARTNERS, PROPERTY
19 OWNERS AND MANAGERS. NEXT SLIDE PLEASE. BUT THE REAL STAR OF
20 THE SHOW IF THERE WERE SUCH A THING IS OUR PUBLIC FACING
21 DOORWAY HOUSING PORTAL IF YOU HAVE TIME TO DO IT I ENCOURAGE
22 YOU TO CLICK THROUGH THIS AND I WOULD BE DELIGHTED TO GET YOUR
23 FEEDBACK IF YOU SEE SOMETHING THAT DOESN'T WORK OR COULD
24 IMPROVE YOUR THOUGHTS WOULD BE MOST WELCOME SO PLEASE HAVE A
25 LOOK AT THAT WHEN YOU HAVE TIME. NEXT SLIDE. WITH REGARD TO



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1 DOORWAY HOUSING PORTAL TRAFFIC WE HAVE HAD A DRAMATIC INCREASE
2 YEAR OVER YEAR IN THE NEW USERS THESE ARE FOLKS THAT ARE
3 BRAND-NEW TO THE SITE. THIS IS NOT CUMULATIVE OF ALL USERS,
4 FROM 14,000 NEW USERS IN THE LAST QUARTER OF 2023 TO 45,000
5 NEW USERS IN THE LAST QUARTER OF 2024 AND APPROXIMATELY SEVEN
6 FOLD INCREASE IN APPLICATIONS RECEIVED. BELIEVE IT OR NOT
7 WE'RE STILL AT THE BEGINNING OF OUR WORK BUT WE'RE EXCITED TO
8 SEE SOME OF THESE THINGS HAPPENING. SOME OF THAT WAS A RESULT
9 OF OUR ABSORPTION OF THE SAN MATEO COUNTY PORTAL LAST OCTOBER
10 WHICH I MENTIONED EARLIER. NEXT SLIDE PLEASE. WE HAVE A BROAD
11 SPECTRUM OF APPLICANTS, AND WE'RE HAPPY TO SEE THAT. THIS IS
12 SAY SNAPSHOT RACE ETHNICITY OF FOLKS THAT COME TO THE PORTAL
13 TO APPLY AND HOUSEHOLD INCOME. WE HAVE A LOT MORE DATA THIS IS
14 REALLY EXCITING. I WAS AT THE MAYOR'S OFFICE OF HOUSING AND
15 COMMUNITY DEVELOPMENT WE WERE ABLE TO START A CONVERSATION AND
16 THEY HAD THEIR CRITERIA AND CHALLENGES IN TERMS OF FUNDING
17 PROJECTS BUT WE WERE ABLE TO SAY HEY IF YOU ARE TRYING TO
18 TARGET THIS POPULATION WE HAVE DATA THAT CAN SHAPE HOW WE'RE
19 SPENDING OUR RESOURCES AND WE HAVEN'T HAD THAT BEFORE SO IT'S
20 IMPORTANT FOR US. NEXT SLIDE. IN ADDITION TO CONVERSATIONS WE
21 HAVE HAD PUBLICLY ABOUT THE PORTAL WE HAVE THE CHANCE FOR
22 REGIONAL COLLABORATION WE'RE BECOMING MORE OF A GENERAL
23 RESOURCE FOR AFFORDABLE HOUSING PLACEMENT TO HAVE
24 CONVERSATIONS, FOR INSTANCE, HOW DO YOU HANDLE HOUSING
25 PREFERENCES AND WHAT QUESTIONS ARE YOU ASKING ON APPLICATIONS



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1 AND HOW DO YOU COLLECT DEMOGRAPHIC INFORMATION AND ALL THIS
2 DATA IS REALLY EXCITING, AGAIN, TO BE ABLE TO SHARE BACK,
3 ANONYMIZED. AGAIN, NO PRIVATE INFORMATION EVER. NO PERSONAL
4 INFORMATION, TO HAVE A BETTER CONVERSATION ABOUT HOW SHOULD WE
5 BE DOING THIS THING FOR AFFORDABLE HOUSING. NEXT SLIDE. I
6 MENTIONED BRIEFLY ABOUT OUR STANDING MEETINGS. ACTUALLY I
7 DIDN'T, BUT CORE TEAM WORKING GROUP, SENIOR STAKEHOLDERS THESE
8 ARE WAYS WHICH WE CONNECT WITH FOLKS THAT WE ARE MOST OFTEN
9 WORKING WITH, JURISDICTIONS THAT HAVE EXISTING PORTALS LARGE
10 JURISDICTIONS THAT ARE LOOKING TO PLACE NEW HOUSING, WE ALSO
11 HAVE PROCESS MANAGEMENT CONVERSATIONS SO FOLKS THAT ARE
12 INTERESTED IN LISTING, TRAINING PARTNERS ON THE SITE, MANAGING
13 LOTTERIES, BABS DOES A LOT OF THAT STUFF, AND WE'RE TRYING TO
14 GET MORE PARTNER OUTREACH. WE NEED TO SHARE WHEN WE'RE DOING
15 AND ENGAGE MORE JURISDICTIONS AND MORE PARTNERS. WE'RE HAPPY
16 TO SAY THAT WHEN WE DO THEY'RE ENTHUSED ABOUT WHAT WE HAVE GOT
17 BUT WE HAVE LIMITED RESOURCES WE WORKING ON HOW WE BALANCE
18 THESE THINGS. NEXT SLIDE. THAT GETS US TO THIS QUESTION ABOUT
19 DOORWAYS FUTURE. WE'RE GRATEFUL. WE THINK DOORWAY HAS
20 DEMONSTRATE STRAIGHTENED IMPORTANT VALUE FOR THE REGION AND
21 GOING FROM PILOT IS CONCERNING OBVIOUSLY WE HAVE TO BALANCE
22 GROWTH WITH RESOURCE CONSTRAINTS THERE IS NEED FOR ADDITIONAL
23 RESOURCES SO WE'RE GLAD ABOUT THE BAHFA STRATEGIC PLANNING
24 THAT IS GREAT AND INCLUDES SUSTAINABILITY PLANNING FOR DOORWAY
25 WE STARTED SUSTAINABILITY PLANNING YEARS AGO AND WILL CONTINUE



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1 TO ADVANCE WHEN WE THINK ABOUT SOURCES. WE HAVE DISCUSSED
2 LOCAL GOVERNMENT PARTNERS, PROPERTY MANAGERS AND FEES WILL BE
3 PART OF DOORWAY FUTURE IT MAKES SENSE WE WILL START A FORM
4 WILL FEE STUDY BEFORE RETURNING TO YOU WITH A PROPOSAL AT A
5 FUTURE DATE. LAST SLIDE PLEASE. I WANT TO SAY THAT WE'RE TRULY
6 GRATEFUL TO YOU, COMMISSIONERS AND BOARD MEMBERS, AND TO ALL
7 OUR WONDERFUL PARTNERS FOR YOUR ONGOING SUPPORT OF OUR WORK,
8 AND I WOULD BE HAPPY TO ANSWER ANY QUESTIONS THAT YOU MAY
9 HAVE.

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. AND, I'M GOING CALL
12 YOU BY YOUR FIRST NAME. I WANT TO SAY THANK YOU FOR BEING ON
13 TOP OF THIS FOR AS LONG AS YOU HAVE BEEN ON IT. YOU HAVE
14 WORKED WITH A NUMBER OF CONSULTANTS WITH YOUR STAFF YOU HAVE
15 BEEN ABLE TO GET IT THIS FAR AND IT'S IMPRESSIVE. NUMBERS ARE
16 GOING UP. AND SO I HAVE A COUPLE OF QUESTIONS. BUT I WON'T ASK
17 THOSE BEFORE GOING TO BOARD MEMBERS. YES CHAIR NOACK?

18

19 **SUE NOACK:** THANK YOU. GREAT PRESENTATION. LOVE THE CONCEPT.
20 I'M VERY ENTHUSIASTIC ABOUT THE NUMBERS GOING UP. ON THE OTHER
21 HAND, I HOPE THAT DOESN'T MEAN MORE PEOPLE ARE NEEDING THAT.
22 IT'S NOT REFLECTIVE OF THE NEED FOR IT. SO, YOU KNOW, I'M
23 PLEASED, BUT MAYBE NOT SEE PLEASED. BUT ANYWAY VERY HAPPY TO
24 SEE THAT. WHEN YOU ARE TALKING ABOUT FEES IS THAT FOR PARTNERS
25 OR ALSO FOR APPLICANTS?



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1

2 **SPEAKER:** GREAT QUESTION. INITIALLY FOCUSING ON THE PARTNERS
3 THEN LATER POTENTIALLY FOR JURISDICTIONS. IT WILL NEVER BE FOR
4 APPLICANTS. NEVER.

5

6 **SUE NOACK:** I JUST WANTED TO DOUBLE CHECK THAT. THAT WAS NOT
7 CLARIFIED.

8

9 **SPEAKER:** THANK YOU.

10

11 **SUE NOACK:** THANK YOU.

12

13 **SPEAKER:** SURE.

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** I'M GOING TO GO FIRST TO -- AND
16 THEN I'LL GO TO YOU, LIBBY. I'M SORRY. [LAUGHTER]

17

18 **PAT ECKLUND:** MY NAME IS PAT EKLUND.

19

20 **CHAIR, CARLOS ROMERO, ABAG HC:** PAT EKLUND. THEN LIBBY. THANK
21 YOU.

22

23 **PAT ECKLUND:** I JUST WANT TO SAY I'M REALLY EXCITED ABOUT THIS
24 VERY, VERY MUCH. AND IN FACT I HAVE ALREADY SENT THE LINK TO
25 OUR CITY MANAGER AND OUR ATTORNEYS. SO, I JUST REALLY AM



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1 EXCITED. ONE PLACE WHERE PEOPLE CAN GO FREE OF CHARGE TO FIND
2 A PLACE TO LIVE IF THEY NEED ONE. MY QUESTION IS, IS THAT TO
3 HELP -- THE VALUE OF THIS TOOL IS ONLY IF IT'S KEPT UP-TO-
4 DATE. AND, SO, WE WERE TALKING EARLIER ABOUT CAN
5 JURISDICTIONS, LIKE THE CITY OF NOVATO REQUIRE DEVELOPERS TO
6 PUT THEIR DATA INTO THE SYSTEM AND THEN ALSO TO REQUIRE THEM
7 TO KEEP IT UP-TO-DATE. IS THAT A CONDITION THAT WE CAN PLACE?
8 AND HOW WOULD WE MANAGE THAT?

9

10 **SPEAKER:** THANK YOU VERY MUCH FOR THAT QUESTION. YOU HIT ON
11 SOMETHING IMPORTANT, WHEN IT COMES TO HOUSING PORTALS IF YOU
12 BUILD IT THEY DON'T NECESSARILY COME. CERTAINLY. DIRECTLY TO
13 PROVIDE LANGUAGE THEY CAN PUT INTO THEIR LOAN AGREEMENTS FOR
14 INSTANCE REQUIRING THE USE OF THE PORTAL WORKING TERMS
15 POLICIES, DOESN'T MAKE SENSE TO HAVE SOMETHING THAT'S NO
16 LONGER AVAILABLE, WE WANT A RESOURCE THAT'S USEFUL.

17

18 **PAT ECKLUND:** SO WHAT A PERMIT THOUGH? COULDN'T WE -- COULDN'T
19 WE PUT A REQUIREMENT THAT THEY HAVE TO KEEP THEIR DATABASE UP-
20 TO-DATE IN A PERMIT?

21

22 **SPEAKER:** INTERESTING QUESTION AND SOMETHING I SHOULD REVIEW
23 FURTHER WITH MY COLLEAGUES. THANK YOU FOR THAT IDEA. I WILL
24 TELL BABE IN HER WORK CHECK IN WITH PARTNERS AND LISTINGS. WE
25 DON'T PUT THINGS UP THAT APART QUITE RIGHT. WE ARE IN THE



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1 PROCESS OF ABSORBING PORTALS, SAN JOSE PORTAL LATER THIS YEAR,
2 AND AS PART OF THE CONVERSATION THEY HAVE HAD A DIFFERENT
3 APPROACH TO LISTINGS, I THINK SOME OF OUR PROCESSES WILL HELP
4 CLEAN THAT UP. YOUR SENSE OF THAT BEING IMPORTANT IS RIGHT.
5 BECAUSE IF PEOPLE COME THERE AND DON'T FIND USEFUL STUFF THEY
6 WON'T USE IT ANYMORE.

7

8 **PAT ECKLUND:** RIGHT AND IS IT POSSIBLE TO SEND OUT LANGUAGE TO
9 MORE JURISDICTIONS BECAUSE I'M SURE YOU MADE SURE IT'S LEGAL
10 AND ALL THAT STUFF. BUT WE MAY TWEAK IT. IT WOULD BE HELPFUL
11 TO HAVE STANDARD LANGUAGE. BUT I WANT TO COMPLIMENT YOU SO
12 MUCH. THIS IS AN INCREDIBLE TOOL AND IT'S GOING TO BE REALLY
13 VALUABLE FOR PEOPLE TO DO USE AS LONG AS THEY HAVE SOME
14 INTERNET CAPABILITY. THAT'S THE WHOLE OTHER ISSUE. THANK YOU
15 SO MUCH.

16

17 **SPEAKER:** THANK YOU.

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** BOARD MEMBER SCHAFF?

20

21 **LIBBY SCHAFF:** GREAT EXAMPLE ABOUT WHY WE NEED TO KEEP THE
22 FAITH ON CONTINUING TO HAVE FINALIZED FOR BAHFA TO OPERATE AND
23 OFFER INCREDIBLE THINGS LIKE THIS I HAD A QUICK QUESTION
24 FORGIVE ME IF IT'S IN THE MATERIALS AND I MISSED IT. DO WE



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1 KNOW HOW MANY OF THE APPLICATIONS RESULT IN SUCCESSFUL
2 PLACEMENT IN AFFORDABLE HOUSING?

3

4 **SPEAKER:** GREAT QUESTION. THANK YOU VERY MUCH. WE DON'T KNOW
5 THAT INFORMATION. SO, WE DON'T CURRENTLY COLLECT PLACEMENT
6 INFORMATION FROM OUR SYSTEM. AND WHAT WE KNOW FROM THE PROCESS
7 THAT SAN FRANCISCO FOLLOWED, WHICH DOES CHECK THE PLACEMENT
8 INFORMATION IS THAT ALTHOUGH THEY GATHER THAT PROFESSIONAL
9 PARTNERS HAVE CONCERNS ABOUT THE ADDITIONAL REQUIREMENTS,
10 THERE IS A WAY IN WHICH THEY END UP WITH DOUBLE ENTRY. AND
11 ALSO PROVIDE INFORMATION TO DAHLIA IN THIS CASE. PARTNERS HAVE
12 SAID HEY LISTEN WE'LL PROVIDE THAT INFORMATION TO YOU. SO MY
13 COLLEAGUE GROWN HAS BEEN WORKING ON A WAY TO LINK TO THEIR
14 SYSTEMS OF RECORD SO THAT FOR INSTANCE WHEN THEY NOTE A
15 PLACEMENT HAS BEEN DONE WE GET THAT IN OPEN DOORWAY WE DON'T
16 HAVE TO BOTHER THEM FOR IT, WE HAVE THAT DATA SO YES THAT'S
17 ABSOLUTELY ON OUR ROADMAP. YES.

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** COMMISSIONER MOTOYAMA.

20

21 **LISA MOTOYAMA:** THANK YOU SO MUCH FOR THE PRESENTATION. AND
22 HAVING THE OLD WAYS DOING THINGS WITH THE SPINY BASKET AND THE
23 NUMBER OF CALLING, WITH BUT ALSO AND THINGS LIKE THAT, THIS IS
24 LEAPS AND BOND SO MUCH BETTER. MY JURISDICTION, EL CERRITO,
25 DOES HAVE A DOORWAY AS PART OF THE RESOURCES THAT WE ALERT



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1 PEOPLE TO WHEN THEY'RE LOOKING FOR HOUSING. I HAD A QUESTION
2 ABOUT THE PARTNERS ON THE DPP SIDE. SO, THIS IS ONLY FOR
3 AFFORDABLE HOUSING DEVELOPERS? ONLY FOR NON-PROFITS? WHAT
4 ABOUT FOR PROFIT DEVELOPERS THAT HAVE AFFORDABLE UNITS OR
5 BELOW MARKET UNITS IN MARKET RATE DEVELOPMENTS HOW IS THIS
6 INTEGRATED.

7

8 **SPEAKER:** THANKS FOR THE QUESTION. WE'RE FOCUSES ON WHAT WE
9 REFER TO AS DEED RESTRICTED UNITS. SO THEY MIGHT BE IN 100%
10 AFFORDABLE UNITS OR BMR UNITS WE LIKE TO INCLUDE ALL. LAST
11 YEAR WE HAD A PILOT THAT BAB SET UP WITH THE CONTRA COSTA
12 COUNTY HOUSING AUTHORITY WHERE WE WERE ABLE TO OFFER LISTINGS
13 FOR PROJECT BASED VOUCHER UNITS BECAUSE THEY WERE UNITS WHERE
14 COULDN'T THEY LIST ON DOORWAY WE ARE EXPANDING WHAT WE OFFER
15 BECAUSE IT WON'T SURPRISE YOU FOLKS THAT ARE LISTING FOR
16 HOUSING THEY'RE NOT GOING TO TELL THEM DEED RESTRICTED. THEY
17 JUST NEED HOUSING. CURRENTLY IT'S BOTH 100% AFFORDABLE AND BMR
18 BUT WE WANT TO DO BETTER THAN THAT.

19

20 **LISA MOTOYAMA:** IS THERE ANY THOUGHT TO EXPAND TO JUST REGULAR
21 MARKET RATE LISTINGS THEN CHARGING A FEE FOR THAT WORK AS A
22 REVENUE GENERATING OPPORTUNITY?

23

24 **SPEAKER:** ANOTHER GOOD QUESTION. WE HAVE HAD OUTREACH FROM
25 FOLKS THAT SAID I HAVE GOT UNITS AND THEY'RE AFFORDABLE. WE



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1 REFER THAT TO AS NOAH, NATURALLY OCCURRING AFFORDABLE HOUSING.
2 RESTRICTIONS THERE MIGHT CHANGE THE RATE WE THINK IS THERE A
3 WAY TO LIST THOSE THINGS MAYBE IN A DIFFERENT PAGE OR
4 SOMETHING, LIKE HERE ARE OTHER RESOURCES TO YOU WITH CAVEAT
5 THAT WE DON'T CONTROL THESE IN THE SAME WAY WE DO OTHERS WE
6 HAVEN'T THOUGHT ABOUT WHAT WE MIGHT CHANGE IN TERMS OF FEES.
7 WE KNOW FOR SMALL PROJECTS IF SOMEONE CONTACTS US, I HAVE AN
8 ADU IN THE BACK YARD, AND I PROMISE I'LL KEEP IT AFFORDABLE.
9 THEY PROBABLY DON'T HAVE MUCH MONEY TO OFFER US. BUT IT MIGHT
10 MAKE SENSE TO DO SOME, SORT OF, MINOR FEE BUT SOMETHING TO
11 EXPLORE.

12

13 **LISA MOTOYAMA:** THANK YOU.

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** ANYONE ONLINE? DON'T SEE THAT.
16 I HAVE ONE QUESTION. BY THE WAY, SOMETIMES I REFER TO NOAH AS
17 NOT ALWAYS AFFORDABLE HOUSING. [LAUGHTER] OKAY. THAT WAS A BAD
18 JOKE. [LAUGHTER] SO, I HAVE THIS QUESTION. SEVERAL
19 JURISDICTIONS IS A LITTLE TECHNICAL, BUT SEVERAL JURISDICTIONS
20 HAVE STARTED TO, WITH THE HELP OF ATTORNEYS AND FAIR HOUSING
21 FOLKS, PUT TOGETHER LOCAL PREFERENCES THAT ACTUALLY WILL PASS
22 LEGAL MUSTER. HOW DIFFICULT IS THAT TO INTEGRATE INTO THE
23 SYSTEM? ONE, BECAUSE THOSE JURISDICTIONS ARE PARTNER, AS GINA
24 MENTIONED EARLIER, AND ANY THOUGHTS ABOUT HOW THAT HAPPENS AND
25 PARAMETERS THAT WORK FOR US.



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1

2 **SPEAKER:** GOOD QUESTION. THANK YOU FOR THAT. WE CERTAINLY
3 UNDERSTAND WHY HOLE JURISDICTIONS WOULD SAY LISTEN WE'RE
4 WORKING HARD TO CREATE RESOURCES FOR AFFORDABLE HOUSING AND WE
5 WANT THEM TO BE USED FOR LOCAL RESIDENTS. IT DOES ADD
6 COMPLEXITY OF THE SYSTEM AND IT DOES ADD COMPLEXITY TO THE
7 DOORWAY PLATFORM WHICH WE CAN MANAGE. I THINK WE'RE MORE
8 CONCERNED ABOUT THE HOUSING SEEKER, AND GOING, WAIT, I CAN BUT
9 CAN'T FOR THAT. EXAMPLE, LIVE WORK PREFERENCE FOR JURISDICTION
10 X MIGHT BE DIFFERENT FOR X THAN PREFERRED JURISDICTION FOR Y
11 THAT SAYS LIVED FOR TWO YEARS, WE'RE TRYING TO DO IN OUR
12 WORKING GROUP CONVERSATION, SUGGESTING CAN WE DO THE SAME
13 THING IT'S NOT NECESSARILY THE HOUSING DEPARTMENT PARTICIPANTS
14 THAT ARE MAKING THOSE DECISIONS BUT LOOKING FOR OPPORTUNITIES
15 TO EXPAND TO A REGION FALL CONVERSATION SAYING CAN WE ALIGN IN
16 THE WAY WE DO THINGS. SO YOU'RE RIGHT THOUGH I THINK THAT'S AN
17 IMPORTANT POINT.

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** GREAT. THANK YOU. I'M GOING TO
20 TURN TO PUBLIC COMMENT .

21

22 **BOARD CLERK:** NO PUBLIC COMMENT RECEIVED FOR THIS ITEM NO ONE
23 IN THE BOARDROOM FOR PUBLIC COMMENT AND NONE AT THE
24 TELECONFERENCE LOCATIONS. THANK YOU.

25



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1 **CHAIR, CARLOS ROMERO, ABAG HC:** LAST CALL HERE. YOU HAVE
2 SOMETHING? NO. OKAY. WITH THAT, THIS WAS AN INFORMATION ITEM.
3 I AGREE WITH BOARD MEMBER STAFF THAT THIS IS AN IMPORTANT
4 PROGRAM THAT DOES ADD VALUE TO BAHFA AND THIS IS THE TYPE OF
5 STUFF THAT'S GOING TO GET US OVER THE LINE HERE. NEXT ITEM IS
6 REGIONAL HOUSING TECHNICAL ASSISTANCE. WE HAVE SEEN SOME OF
7 THIS STUFF. AND UPDATED IN THE REPORT ANOTHER PIECE OF ADD
8 VALUE TO THIS AREA.

9

10 **HEATHER PETERS:** GOOD AFTERNOON EVERYONE THANK YOU FOR HANGING
11 IN. MY NAME IS HEATHER PETERS I AM A PRINCIPLE REGIONAL
12 HOUSING PLANNER HERE AT MTC AND ABAG AND I LEAD OUR REGIONAL
13 HOUSING TECHNICAL ASSISTANCE PROGRAM. CAN I HAVE THE NEXT
14 SLIDE PLEASE? MY FIRST UPDATE IS ON STATUTES OF HOUSING
15 ELEMENTS THRILLED TO REPORT THAT WE HAVE 100 COMPLIANT HOUSING
16 ELEMENTS IN THE BAY AREA. YEA! THANK YOU. WOW. WE STILL HAVE
17 MORE TO GET OVER THE HUMP THERE, THEY'RE HERE ON THE SLIDE.
18 ALSO HAPPY TO SAY THAT AS OF THIS MORNING HCD CONFIRMED TO ME
19 THAT SAN MATEO COUNTY IS IN SUBSTANTIAL COMPLIANCE PENDING
20 THEIR REZONING OF THE SO WE'RE GOING TO HAVE 101 ON DECK
21 THERE. SO, NEXT SLIDE PLEASE. MY NEXT UPDATE IS ON OUR
22 REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM COMMONLY
23 REFERRED TO AS RESIST RHTA, LITTLE SISTER OF RHNA, BECAUSE
24 WE'RE HERE TO HELP EVERYONE COMPLY. WE HAD REAP ONE FUNDING
25 THIS WORK WE ARE IN REAP TWO FOCUSED ON HOUSING ELEMENT



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1 COMPLIANCE, FOCUS HAS SHIFTED ONE IS IMPLEMENTING HOUSING
2 POLICIES AND PROGRAMS IN THOSE CERTIFIED HOUSING ELEMENTS AND
3 SECOND IS HELPING LOCALS ADOPT WITH POLICIES AND PROGRAMS THAT
4 COMPLY WITH TOC WHICH WE HERD IN AN EARLIER MEETING TO COMPLY
5 WITH TOC, RANGE OF TECHNICAL ASSISTANCE, THERE IS AN
6 ATTACHMENT A IN YOUR PACKET THAT INCLUDES INDEX OF OVER 300
7 ASSISTANCE PRODUCTS WE HAVE PRODUCED TO DATE. WE CONTINUE TO
8 SUPPORT OUR REGIONAL PLANNING COLLABORATIVES TO THE TUNE OF
9 ABOUT \$4 MILLION. AND NEXT SLIDE PLEASE. I WANT TO HIGHLIGHT A
10 COUPLE OF OUR BESTSELLERS. NUMBER ONE, OUR FOURTH ANNUAL --
11 ANNUAL NEW LAWS WEBINARS WAS VERY WELL ATTENDED. AND, ONCE
12 AGAIN, WE ACHIEVED ECONOMIES OF SCALE BY HIRING GOLDFARB AND
13 LIPMAN, ONE OF THE PREEMINENT LAND USE ATTORNEYS AT THE
14 REGIONAL LEVEL AND THEN ALL OF THE JURISDICTIONS IN THE REGION
15 WERE ABLE TO BENEFIT FROM THAT WITHOUT HAVING TO HIRE THEIR
16 OWN LAWYERS. WE ALSO DID A JOINT WEBINAR WE DO ANNUALLY WITH
17 THE HCD ON THE ANNUAL PROGRESS REPORT PROCESS WHICH IS
18 EXTREMELY BURDENSOME AND GETTING HARDER EVERY YEAR. HCD WAS
19 WITH US ON THAT AND IT WAS ALSO WELL-RECEIVED. AND THERE WAS
20 ROBUST CONVERSATION THIS YEAR, WHERE LOCAL STAFF AND HCD STAFF
21 GOT INTO NITTY GRIT OWE THIS LINE AND THIS BOX YOU'RE MAKING
22 IT SO HARD FOR US, CAN YOU MAKE IT EASIER AND I THINK THIS'S
23 GOING TO LEAD TO PROGRESS IN THE FUTURE. NEXT SLIDE PLEASE. I
24 THINK WE HAD A LITTLE ESP GOING ON, ADUS WITH THE PRIOR
25 COMMENT. ONE OF OUR BIG PUSHES RIGHT NOW IS OUR ADU WORKING



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1 GROUP. THERE ARE FIVE RECORDED SESSIONS, AND ALL OF THE TOPICS
2 ON THIS SLIDE ARE BEING COVERED, INCLUDING STANDARDIZING
3 PREAPPROVED PLANS. NEXT SLIDE PLEASE. MY FINAL AND THIRD
4 UPDATE IS ON OUR HOUSING POLICY GRANTS. LAST MONTH MTC AWARDED
5 \$2.2 MILLION FOR SEVEN HOUSING POLICY GRANTS AS PART OF AN
6 INTEGRATED CALL FOR PROJECTS TO SUPPORT LOCAL GOVERNMENTS IN
7 ADOPTING TOC COMPLIANT POLICIES. THIS WAS PART OF A LARGER
8 CALL FOR PROJECTS AND YOU SEE MULTIPLE BUCKETS OF FUNDING THAT
9 WERE HERE, INCLUDING 9.4 MILLION FOR ZONING REFORM, 4 MILLION
10 FOR PARKING POLICIES, AND 4.1 MILLION FOR STATION ACCESS. THE
11 HOUSING POLICY BUCKET WAS THE MOST OVERSUBSCRIBED WITH 22
12 APPLICATIONS REQUESTING \$7 MILLION PLUS. IN ATTACHMENT B IN
13 YOUR PACKET, YOU CAN SEE A VERY DETAILED BREAK DOWN OF ALL OF
14 THOSE GRANTS AND ALL OF THOSE BUCKETS. AND NEXT SLIDE PLEASE.
15 NEXT WE'RE PLANNING FOR THE FUTURE OF RHTA. I MENTIONED IT'S A
16 VERY IMPORTANT PROGRAM IT'S BEEN VERY WELL-RECEIVED INCLUDING
17 FEEDBACK WE RECEIVED THROUGH AN INDEPENDENT PROGRAM EVALUATION
18 THAT WE DID. WE HAVE PROVEN ITS SUCCESS AND ITS REGIONAL VALUE
19 ADD. AS I MENTIONED, WE HAVE BEEN LARGELY FUNDED BY REAP 1.0
20 AND 2.0. THEY EXPIRE IN MID-2026. SO WE ARE IN EARLY STAGES OF
21 EXPLORING ADDITIONAL FUNDING OPPORTUNITIES. NEXT SLIDE PLEASE.
22 AND MY FINAL SLIDE IS OUR NEXT STEPS. WE'RE WORKING WITH THE
23 COUNTY PLANNING COLLABORATIVES ON SUCCESSION PLANNING
24 INCLUDING SOME CONVERSATIONS ABOUT HOLE POOLING OF FUNDS TO
25 CONTINUE THOSE IN THE ABSENCE OF REAP FUNDING. THE POLICY



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1 GRANTS THAT I MENTIONED ON THE LAST SLIDE WE'RE GET INTO
2 CONTRACT ON THOSE SOON. AND WE ARE EXPLORING FURTHER FUNDING
3 OPTIONS FOR CONTINUATION OF RHTA, AND MOST IMPORTANTLY IN
4 COORDINATION WITH CALCOG, THAT IS A VERY LOUD AND STATEWIDE
5 VOICE ON THE NEED FOR ADDITIONAL FUNDING FOR REAP AND RHNA
6 PLANNING. WITH THAT, I CAN TAKE ANY QUESTIONS.

7

8 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. YOUR PORTFOLIO IS SO
9 EXTENSIVE. IT'S JUST -- [LAUGHTER] REALLY -- I HOPE YOU SLEEP
10 AT NIGHT.

11

12 **HEATHER PETERS:** NOT MUCH. WE HAVE AN AMAZING TEAM.

13

14 **CHAIR, CARLOS ROMERO, ABAG HC:** WELL, AND 21 PAGES OF PROGRAMS,
15 I JUST KEPT GOING THROUGH THEM LAST NIGHT AND JUST SAYING THIS
16 IS REALLY IMPRESSIVE AND ONE OF THE THINGS THAT HELPS MANY OF
17 US WHEN WE GO BACK TO OUR JURISDICTIONS IS JUSTIFYING ANY KIND
18 OF ABAG FEES RIGHT AS WELL AS THE POTENTIAL OF HAVING BAHFA. I
19 HAVE TWO QUESTIONS HERE. COMMISSIONERS? ECKLUND.

20

21 **PAT ECKLUND:** TWO QUESTIONS. ON PAGE TWO, YOU LIST THE SIX
22 HOUSING ELEMENTS THAT ARE FOUND OUT OF COMPLIANCE WITH HCD IS
23 THERE ANY COMMON ISSUES BETWEEN THOSE SIX HOUSING ELEMENTS?

24



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1 **HEATHER PETERS:** YES AND NO. AS YOU KNOW, EACH JURISDICTION IS
2 UNIQUE. THERE ARE SOME COMMONALITIES ESPECIALLY IN THE SAN
3 MATEO JURISDICTIONS BEING ON THE COAST AND HAVING TO GO
4 THROUGH COASTAL COMMISSION. THAT'S ONE OF THE THINGS THAT'S
5 BEEN HOLDING SAN MATEO COUNTY UP. THEY'RE REGROUPING. ALTHOUGH
6 THEY REACHED SUBSTANTIAL COMPLIANCE ON THE HOUSING ELEMENT.
7 REZONING IS EXPECTED TO TAKE ANOTHER FULL YEAR BECAUSE OF
8 COASTAL COMMISSION AND SOME OF THE UNIQUE CHALLENGES THERE.
9 AND THERE IS, QUITE FRANKLY, THEIRS GOT STARTED VERY, VERY
10 LATE IN THE PROCESS.

11

12 **PAT ECKLUND:** OKAY GREAT. AND DO YOU HAVE PREAPPROVED ADU PLANS
13 ON THE WEB SITE, SO THAT A CITY COULD DOWNLOAD IT AND THEN
14 MODIFY IT FOR THEIR PARTICULAR JURISDICTION AND THEN BRING
15 THAT FORWARD FOR APPROVAL?

16

17 **HEATHER PETERS:** YES. AND THE HOUSING ADU WORK GROUP THERE IS A
18 POSTED SECTION ON OUR WEB SITE THERE IS AT THE REGIONAL LEVEL
19 DOING PREAPPROVED PLANS BUT COLLABORATIVES HAVE DONE THAT AND
20 THERE'S A LOT OF THEM SHARING AMONGST THAT. SO ON THE SLIDE
21 YOU SAW THE SCREENSHOTS THAT LOOKED LIKE REALTOR.COM. THOSE
22 ARE ALL AVAILABLE BUT THEY ARE THROUGH CONSULTANTS AND
23 COLLABORATIVE. SO, HAPPY TO TALK TO YOU ABOUT THAT.

24

25 **PAT ECKLUND:** THANK YOU.



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1

2 **CHAIR, CARLOS ROMERO, ABAG HC:** LOOKING AROUND SEEING NO
3 LIGHTS. QUICK QUESTION ABOUT ANNUAL REVIEW OF LAWS. IS THAT
4 WEBINAR AVAILABLE ONLINE?

5

6 **HEATHER PETERS:** ALWAYS. EVERY YEAR WE RECORD IT, IT'S ONLINE.
7 AND, ADDITIONALLY, WE DO THE WEBINAR. WE DO A GUIDE THAT HELPS
8 PEOPLE AT THE LOCAL LEVEL. IT'S ACTUALLY COLOR CODED SO THEY
9 KNOW THESE ARE THE ONES THAT ARE MY RESPONSIBILITY, THESE ARE
10 ONES THAT ARE GOOD TO KNOW, AND THESE ARE ONES THAT ARE COMING
11 DOWN THE PIKE. THOSE ARE ALWAYS POSTED. ONE OF THE CENTRAL
12 GUIDING PRINCIPLES OF OUR PROGRAM IS WE RECOGNIZE THIS IS
13 SINGLE SOURCE OF FUNDING THAT MAY NEVER COME AGAIN. SO, WE
14 WANTED TO LEAVE BEHIND -- WE LEFT BEHIND A ROBUST LIBRARY, AND
15 THAT INCLUDES RECORDINGS OF ALL OUR WEBINARS, 30-PLUS
16 WEBINARS. I WAS HONORED RECENTLY ASKED TO SPEAK TO THE PROGRAM
17 AT CALCOG ANNUAL CONVENING AND THEY HAVE ACTUALLY ADOPTED A
18 LOT OF OURS ON TO THEIR WEB SITE AND IT'S ALL OPEN SOURCE AND
19 I ENCOURAGE FOLKS UP-AND-DOWN THE STATE TO TAKE ADVANTAGE OF
20 IT.

21

22 **CHAIR, CARLOS ROMERO, ABAG HC:** GINA PAPAN HAD QUESTIONS ABOUT
23 THE TOC POLICY, AND IT'S CERTAINLY A REMINDER MTC DID AWARD
24 \$2.2 MILLION, AND YOU MAY HAVE MENTIONED THIS, THE SEVEN
25 POLICY GRANTS IS PART OF IMPLEMENTING THE TOC, THAT'S VITALLY



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1 IMPORTANT AND I DON'T THINK WE'RE LETTING COUNTIES CITIES TO
2 GO OUT BY THEMSELVES ON A LIMB. RATHER WE'RE PROVIDING THAT
3 INFORMATION TO MAKE SURE THAT WHAT WE COLLECTIVELY ARRIVED AT,
4 AS THE TOC POLICIES, IN THAT KIND OF AREA, ACTUALLY DO GET
5 IMPLEMENTED. AND I DO THANK COMMISSIONER SCHAFF FOR POINTING
6 THAT OUT WHEN SHE WAS ON THE MEETING WITH GINA. SO, THANK YOU.

7

8 **HEATHER PETERS:** YEP. ON THAT NOTE, I WISH I HAD A SLIDE. ALONG
9 THIS ECONOMIES OF SCALE THREAD, WE ARE USING GOLDFARB AND
10 LIPMAN TO PROVIDE MODEL ORDINANCES FOR EVERY SINGLE ONE,
11 EXCEPT FOR TOPA/COPA OF THE TOC POLICIES IN ALL OF THE THREE
12 P'S. SO, EVEN IF WE DON'T HAVE ENOUGH MONEY TO GIVE EVERYONE
13 WHO WANTED ONE AN INDIVIDUAL GRANT, EVERYONE IS GETTING A LEG
14 UP, AND BY MAY WE SHOULD HAVE POSTED MODEL ORDINANCES ON ALL
15 OF THOSE TOC POLICIES. OF GREAT. LET ME SEE. PUBLIC COMMENT?

16

17 **BOARD CLERK:** NO PUBLIC COMMENTS RECEIVED, NONE IN THE
18 BOARDROOM AND NONE AT THE TELECONFERENCE LOCATIONS. THANK YOU.

19

20 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. WELL, WITH THAT, I
21 THINK THAT IS OUR LAST ITEM. WOO-HOO, YES. OUR NEXT MEETING OF
22 THE BAHFA AND HOUSING COMMITTEE WILL BE HELD WEDNESDAY APRIL
23 9TH AND IT MAY BE ON THE BAHFA SIDE THAT WILL BE LEADING THE
24 MEETING NEXT TIME. THANK YOU. MEETING ADJOURNED. [ADJOURNED]

25



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