

**ASSOCIATION OF BAY
AREA GOVERNMENTS
Meeting Transcript**

MAY 21, 2026

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ACFA GOVERNING BOARD
THURSDAY, MAY 21, 2026, 4:30 PM

CHAIR, PAT ECKLUND: GOOD EVENING EVERYONE. I'M PAT EKLUND, AND CHAIR OF ACFA, AND MY VICE CHAIR, BELIA, IS HERE AS WELL. I WOULD LIKE TO ANNOUNCE THAT THIS MEETING IS BEING WEBCAST ON THE ABAG WEBSITE, AND EXECUTIVE BOARD MEMBERS THAT ARE PARTICIPATING BY ZOOM, IF WE HAVE ANY, WISHING TO SPEAK, SHOULD USED RAISED HAND FEATURE OR DIAL STAR NINE, AND WE WILL CALL UPON THEM TO SPEAK. SO, DO WE HAVE ANYONE ONLINE?

CLERK, FRED CASTRO: THERE ARE MEMBERS IN THE ATTENDEE SPACE, BUT NO BOARD MEMBERS.

CHAIR, PAT ECKLUND: OKAY GREAT. THANK YOU VERY MUCH, FRED. MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM WHO WOULD LIKE TO GIVE PUBLIC COMMENT ON ANY AGENDA ITEM MAY RAISE THE RAISED HAND FEATURE OR DIAL STAR NINE IF YOU'RE IN THE PUBLIC ON ZOOM AND INTERESTED IN SPEAKING. MEMBERS OF THE PUBLIC IN THE BOARDROOM SHOULD FORM A LINE NEAR THE PODIUM AND THE CLERK WILL CALL UPON YOU TO SPEAK. AGENDA ITEM ONE IS FIRST CALL TO ORDER ROLL CALL AND CONFIRM A QUORUM. FRED PLEASE CALL THE ROLL.

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1 **CLERK, FRED CASTRO:** SUZANNE ADAMS?

2

3 **NANCY ADAMS:** HERE .

4

5 **CLERK, FRED CASTRO:** ECKLUND?

6

7 **CHAIR, PAT ECKLUND:** PRESENT .

8

9 **CLERK, FRED CASTRO:** MOTOYAMA?

10

11 **V. CHAIR, LISA MOTOYAMA:** HERE

12

13 **CLERK, FRED CASTRO:** RAMOS?

14

15 **V. CHAIR, BELIA RAMOS:** HERE .

16

17 **CLERK, FRED CASTRO:** ROMERO?

18

19 **CARLOS ROMERO:** PRESENT .

20

21 **CLERK, FRED CASTRO:** QUORUM IS PRESENT .

22

23 **CHAIR, PAT ECKLUND:** GREAT . THANK YOU VERY MUCH, FRED . WILL THE

24 SECRETARY READ THE COMPENSATION ANNOUNCEMENT, PLEASE?

25

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1 **CLERK, FRED CASTRO:** YES, ONE MOMENT, PLEASE. I NEED TO --

2

3 **CHAIR, PAT ECKLUND:** GREAT. THANK YOU. WOULD THE SECRETARY
4 INFORM US OF PUBLIC COMMENTS SUBMITTED FOR THIS ITEM, OR
5 WHETHER -- OH, OKAY. I'M SORRY.

6

7 **CLERK, FRED CASTRO:** OKAY. ACCORDING TO STATE LAW, I AM MAKING
8 THE FOLLOWING ANNOUNCEMENT. THE MEMBERS OF GOVERNING BOARD
9 PRESENT AT THIS MEETING ARE ENTITLED TO RECEIVE PER DIEM AN
10 AMOUNT OF \$100 FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT
11 PER DIEM. THANK YOU.

12

13 **CHAIR, PAT ECKLUND:** THANK YOU VERY MUCH. AGENDA ITEM NUMBER
14 TWO, PUBLIC COMMENT. FRED, AS OUR SECRETARY, COULD YOU PLEASE
15 INFORM US IF THERE IS ANY PUBLIC COMMENT SUBMITTED FOR THIS
16 ITEM, OR WHETHER ARE THERE ANY MEMBERS OF THE PUBLIC WHO WISH
17 TO GIVE A PUBLIC COMMENT?

18

19 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED
20 NONE IN THE BOARDROOM FOR PUBLIC COMMENT NONE IN THE ATTENDEE
21 SPACE. THANK YOU.

22

23 **CHAIR, PAT ECKLUND:** GREAT. THANK YOU. UNDER AGENDA ITEM NUMBER
24 THREE ARE THERE ANY ANNOUNCEMENTS FROM THE GOVERNING BOARD
25 MEMBERS? FIRST LOOK TO MY RIGHT. LOOK TO MY LEFT. ANY MEMBERS

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1 WHO WOULD LIKE TO SAY ANYTHING? OKAY. SEEING NONE. WANT TO
2 THANK YOU ALL VERY MUCH. AND THEN WE'LL MOVE ON TO AGENDA ITEM
3 NUMBER 4A, GOVERNING BOARD'S REPORT OF MAY 21ST. THERE IS NO
4 REPORT FROM THE CHAIR. ARE THERE ANY GOVERNING BOARD MEMBERS
5 DISCUSSION? SEEING NONE. WILL THE SECRETARY PLEASE INFORM US
6 OF ANY PUBLIC COMMENT ON THIS ITEM.

7

8 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED
9 NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT
10 NONE IN THE ATTENDEE SPACE.

11

12 **CHAIR, PAT ECKLUND:** GREAT. THANK YOU VERY MUCH. NEXT IS AGENDA
13 ITEM NUMBER FIVE WHICH IS OUR CONSENT CALENDAR, WHICH -- AND
14 THIS IS AN ACTION ITEM, AND THE CONSENT CALENDAR INCLUDES
15 ITEMS NUMBER FIVE A THROUGH 5C, AND WILL I -- I GUESS I BETTER
16 READ WHAT THE ITEMS ARE. ITEM I IS APPROVAL OF THE ACFA
17 GOVERNING BOARD MINUTES OF NOVEMBER 20TH, 2025, AND ACTION
18 ITEM 5B IS A REPORT ON THE FISCAL YEAR '25/'26 ADVANCING ACFA
19 STATEMENT OF REVENUES AND EXPENSES FOR THE PERIOD THAT ENDED
20 MARCH 31, 2026 UNAUDITED. THEN THERE IS AGENDA ITEM 5C
21 AUTHORIZING TO NEGOTIATE AND ENTER INTO CONTRACT TO CONTINUE
22 USING SOLE SOURCE AGREEMENT WITH COMPLIANCE SERVICES LLC FOR
23 HOUSING PROGRAM COMPLIANCE MONITORING SERVICES AND SOFTWARE
24 WITH AN AMENDMENT FOR UP TO FIVE-YEAR TERM WITH OPTION TO
25 EXTEND FOR UP TO TWO ADDITIONAL YEARS FOR AN AMOUNT NOT-TO-

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1 EXCEED \$75,000 ANNUALLY CONTINGENT UPON BUDGET AVAILABILITY
2 AND SATISFACTORY PERFORMANCE. UNLESS THERE IS A MEMBER OF ACFA
3 THAT WOULD LIKE TO TAKE ANY OF THE ITEMS SEPARATELY, I WOULD
4 SUGGEST THAT WE HANDLE THE CONSENT CALENDAR ALL IN ONE MOTION.
5 DO I HAVE A MOTION?

6

7 **SPEAKER:** I HAVE A QUESTION ON ITEM 5C. I DON'T WANT TO PULL IT
8 -- IS IT NOT IN OUR COUNCIL? IT'S CUSTOMARY TO ASK A QUESTION
9 RATHER THAN PULL THE ITEM? DO I HAVE TO PULL THE ITEM TO ASK A
10 QUESTION?

11

12 **SPEAKER:** YOU DO NOT.

13

14 **CHAIR, PAT ECKLUND:** NO. YOU DO NOT. SO, GO AHEAD.

15

16 **LISA MOTOYAMA:** SO ON ITEM 5C, I WAS WONDERING HOW DIFFICULT
17 THE REPORTING IS. THESE ARE AFFORDABLE HOUSING DEVELOPMENTS
18 AND I'M ASSUMING THERE ARE A LOT OF OTHER PRIVATE -- OR PUBLIC
19 FUNDING SOURCES IN IT THAT REQUIRE REPORTING. IS IT NOT
20 POSSIBLE TO DOUBLE UP THAT REPORTING RATHER THAN HAVE A
21 SEPARATE REPORT DONE?

22

23 **CHAIR, PAT ECKLUND:** STAFF? [LAUGHTER]

24

25 **JENNY NGOV:** HI. THIS IS JENNY NGOV, I'M THE PROGRAM MANAGER --

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1

2 **CHAIR, PAT ECKLUND:** CAN YOU SPEAK INTO THE MICROPHONE, PLEASE?

3

4 **JENNY NGOV:** I'M JENNY NGOV I'M THE PROGRAM MANAGER FOR ABAG

5 FAN. I'M SORRY, COULD YOU REPEAT LAST SENTENCE OF YOUR

6 QUESTION?

7

8 **LISA MOTOYAMA:** SINCE THIS IS AFFORDABLE HOUSING, ARE THERE NOT

9 OTHER GOVERNMENT REPORTING REQUIREMENTS THAT ARE CARRIED OUT

10 BY LIKE INVESTORS OR LOCAL GOVERNMENTS THAT WE CAN USE RATHER

11 THAN HAVING AN ADDITIONAL REPORT ON COMPLIANCE?

12

13 **JENNY NGOV:** NONE AVAILABLE FOR THIS SPECIFIC PURPOSE. THIS

14 ALSO INCLUDES ACTIVITIES SUCH AS VERIFYING INCOME LIMITS OF

15 THE TENANTS AND VERIFYING THE NUMBER OF AFFORDABLE UNITS FOR

16 ACROSS 7500 UNITS SO THIS WOULD BE A VERY SPECIFIC AND

17 SEPARATE ACTIVITY. THANK YOU.

18

19 **LISA MOTOYAMA:** THANK YOU.

20

21 **CHAIR, PAT ECKLUND:** OKAY. DO I HAVE A MOTION?

22

23 **CARLOS ROMERO:** I'LL MOVE APPROVAL OF ALL THREE ITEMS.

24

25 **SPEAKER:** I'LL SECOND.

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1

2 **CHAIR, PAT ECKLUND:** OKAY. THERE IS A MOTION AND A SECOND TO
3 APPROVE THE CONSENT CALENDAR.

4

5 **CARLOS ROMERO:** PUBLIC COMMENT.

6

7 **CHAIR, PAT ECKLUND:** ARE THERE ANY MEMBERS OF THE PUBLIC THAT
8 WOULD LIKE TO SPEAK?

9

10 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED
11 NO MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT NONE IN THE
12 ATTENDEE SPACE. THANK YOU.

13

14 **CHAIR, PAT ECKLUND:** GREAT THANK YOU. NOW WE'LL CALL FOR THE
15 VOTE BY THE ACFA GOVERNING BOARD.

16

17 **CLERK, FRED CASTRO:** SINCE WE DO NOT HAVE TELECONFERENCE
18 LOCATIONS, YOU ARE ABLE TO CONDUCT VOICE VOTE.

19

20 **CHAIR, PAT ECKLUND:** OKAY. SO, SO, ALL THOSE -- SO, CAN WE GET
21 A MOTION -- WE GOT A MOTION AND A SECOND. SO, ALL IN FAVOR,
22 SAY AYE. [AYES]

23

24 **CHAIR, PAT ECKLUND:** AYE.

25

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1 **SPEAKER:** YES.

2

3 **CHAIR, PAT ECKLUND:** THOSE OPPOSED? NONE. AND THERE'S ANY
4 ABSTENTIONS BEING NONE. THE MOTIONS PASS. BY 1, 2, 3, 4, 5.
5 FIVE TO ZERO.

6

7 **CLERK, FRED CASTRO:** YES, PASSES UNANIMOUSLY BY ALL MEMBERS
8 PRESENT.

9

10 **CHAIR, PAT ECKLUND:** THANK YOU MOVING TO AGENDA ITEM NUMBER 6A
11 ADOPTION OF THE ADVANCING CALIFORNIA FINANCE AUTHORITY
12 RESOLUTION NUMBER 26001, AUTHORIZING APPROVAL OF THE ABAG
13 FINANCE AUTHORITY FOR NON-PROFIT CORPORATIONS FISCAL YEAR
14 '26/'27 OPERATING BUDGET. THIS IS AN ACFA GOVERNING BOARD
15 ACTION ITEM. AND DEREK HANSEL, COULD YOU PLEASE PROVIDE THE
16 REPORT?

17

18 **DEREK HANSEL:** YES, THANK YOU. AND GOOD AFTERNOON. THIS BUDGET
19 LOOKS A WHOLE LOT LIKE ALL THE BUDGETS HAVE RECENTLY, ACFA, AS
20 WE TALKED ABOUT PREVIOUSLY IS A CONDUIT ISSUANCE PROGRAM OF
21 ABAG THAT HAS BEEN IN WHAT I'LL CALL RUN-OFF MODE FOR MANY
22 YEARS, AND WILL CONTINUE TO BE IN RUN-OFF MODE FOR MANY YEARS
23 TO COME. WE'RE NOT ISSUING ANY NEW DEBT THROUGH THE PROGRAM.
24 THERE ARE CERTAINLY BOND ISSUES THAT LEAVE AS THEY GET
25 REFINANCED, OR AS THE PROJECTS GET SOLD OR ANY NUMBER OF

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1 THINGS THAT HAPPEN. SO IT'S ACTUALLY A PROGRAM THAT'S SEVERAL
2 HUNDRED MILLION DOLLARS SMALLER THAN WHEN I CAME IN JUST A FEW
3 YEARS AGO. SO, IT IS RUNNING OFF. IT'S WHAT IT'S SUPPOSED TO
4 BE DOING. WE DO ACTUALLY SHOW A SMALL INCREASE IN THE BUDGET
5 FROM LAST YEAR TO THIS YEAR -- THIS COMING YEAR. PRETTY
6 MODEST. YOU WILL REMEMBER THAT LAST YEAR WE DID AUTHORIZE A
7 TRANSFER OF ESSENTIALLY RETAINED EARNINGS IN THE PROGRAM FROM
8 ACFA OVER TO ABAG. WE DID THAT AT AN AMOUNT OF ABOUT \$160,000
9 FOR THIS FISCAL YEAR, WE'RE PROPOSING TO TAKE THAT TO \$90,000
10 NEXT YEAR. THAT WILL ALLOW ABAG TO, ITSELF, RUN THE MOST
11 MODEST OF SURPLUSES, AND YOU WILL GET TO HEAR THAT
12 PRESENTATION IN JUST A FEW MINUTES. BUT WITH THAT, I'M HAPPY
13 TO TAKE ANY QUESTIONS.

14

15 **CHAIR, PAT ECKLUND:** GREAT. ARE THERE ANY QUESTIONS FOR STAFF?
16 OKAY. SEEING NONE. THEN I'LL ASK IF THERE'S A MOTION TO
17 APPROVE THE REPORT.

18

19 **SPEAKER:** I'LL MOVE.

20

21 **CARLOS ROMERO:** I'LL SECOND AND I DID HAVE A CONVERSATION
22 PREVIOUS TO THIS WITH DEREK ABOUT A FEW MINOR ISSUES BUT NO
23 NEED TO BRING THEM UP.

24

25 **CHAIR, PAT ECKLUND:** THANK YOU WOULD YOU LIKE TO SHARE THAT?

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1

2 **CARLOS ROMERO:** JUST A MINOR DETAIL ABOUT AN INTERESTING
3 COMPLAINER.

4

5 **CHAIR, PAT ECKLUND:** WE HAVE A MOTION AND SECOND. ARE THERE ANY
6 GOVERNING BOARD MEMBERS DISCUSSION? SEEING NONE. WILL THE
7 SECRETARY PLEASE INFORM US IF THERE IS ANY PUBLIC COMMENT
8 SUBMITTED ON THIS ITEM OR IF THERE IS ANYBODY IN THE PUBLIC OR
9 ON ZOOM THAT WISH TO SPEAK?

10

11 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED,
12 NO MEMBERS OF THE BOARDROOM FOR PUBLIC COMMENT NONE IN THE
13 ATTENDEE SPACE. THANK YOU.

14

15 **CHAIR, PAT ECKLUND:** GREAT. ALL IN FAVOR, SAY AYE. [AYES]

16

17 **CHAIR, PAT ECKLUND:** AYE.

18

19 **SPEAKER:** YES.

20

21 **CHAIR, PAT ECKLUND:** THOSE OPPOSED? ARE THERE ABSTENTIONS? SO,
22 THE MOTION PASSES FIVE-ZERO. LET'S SEE. AND ITEM NUMBER SEVEN?
23 THIS IS ADJOURNMENT AND NEXT MEETING. THE NEXT REGULAR MEETING
24 OF THE ACFA GOVERNING BOARD IS SCHEDULED TO BE HELD HERE AT
25 THE BAY AREA METRO AT 3375 BEALE STREET IN SAN FRANCISCO ON

MAY 21, 2026

1 AUGUST 20, 2026. ANY CHANGES TO THE SCHEDULE WILL BE DULY
2 NOTICED TO THE PUBLIC, AND ALL THE BOARD MEMBERS, AND THIS
3 MEETING OF THE ACFA GOVERNING BOARD IS ADJOURNED. [ADJOURNED]