

ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

SEPTEMBER, 10, 2025

1 **ABAG HOUSING COMMITTEE**

2 **WEDNESDAY, SEPTEMBER, 10, 2025, 11:30 AM**

3

4

5 **CHAIR, BELIA RAMOS:** THANK YOU. I WILL NOW LIKE TO CALL TO
6 ORDER THE BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT
7 COMMITTEE FOR SEPTEMBER 10TH. HOUSING KEEPING ITEMS THIS
8 MEETING IS WEBCAST ON THE ABAG MTC WEB SITE HOWEVER I THINK
9 ABAG MIGHT TACK A MOMENT SINCE WE DO NOT HAVE QUORUM AS OF YET
10 AND I'LL GET BACK TO THAT IN A BIT COMMITTEE MEMBERS
11 PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE THE RAISED
12 HAND FEATURE AND I WILL CALL UPON YOU TO SPEAK WE DO NOT HAVE
13 BAHFA OVERSIGHT COMMITTEE MEMBERS BUT ANYONE FROM ABAG HOUSING
14 COMMITTEE WISHES TO SPEAK I WILL RECOGNIZE YOU UNTIL SUCH TIME
15 WE RETAIN QUORUM. RAISE YOUR HAND IF YOU WOULD LIKE TO SPEAK
16 DIAL STAR NINE MEMBERS OF THE MEMBERS OF THE BOARDROOM SHOULD
17 FORM A LINE NEAR THE PODIUM CLERK WILL CALL UPON YOU TO SPEAK.
18 NOW WE MOVE ON TO ROLL CALL.

19

20 **BOARD CLERK:** ROLL CALL FOR THE BAHFA OVERSIGHT COMMITTEE. ABE-
21 KOGA?

22

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

24

25 **BOARD CLERK:** FLEMING?

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1

2 **VICTORIA FLEMING:** HERE.

3

4 **BOARD CLERK:** MAYOR LEE? SUPERVISOR MANFREE? SUPERVISOR MELGAR?

5 IS ABSENT. SUPERVISOR MILEY? COUNCIL MEMBER PAPAN?

6

7 **GINA PAPAN:** HERE.

8

9 **BOARD CLERK:** SUPERVISOR RAMOS?

10

11 **CHAIR, BELIA RAMOS:** HERE.

12

13 **BOARD CLERK:** DIRECTOR SCHAFF?

14

15 **LIBBY SCHAAF:** HERE.

16

17 **BOARD CLERK:** QUORUM IS PRESENT.

18

19 **CHAIR, BELIA RAMOS:** THANK YOU VERY MUCH. AT THIS TIME I DO NOT

20 BELIEVE WE HAVE QUORUM YET.

21

22 **CARLOS ROMERO:** WE DO.

23

24 **CHAIR, BELIA RAMOS:** WE DO. FINE. FINE.

25

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1 **CARLOS ROMERO:** PARDON THE INTERRUPTION MADAM CHAIR.

2

3 **CHAIR, BELIA RAMOS:** I'LL GO AHEAD AND REFER TO MY VICE
4 PRESIDENT AND CHAIR OF THE HOUSING COMMITTEE.

5

6 **BOARD CLERK:** CHAIR RAMOS, NOTING COMMISSIONER MELGAR HAS
7 JOINED US.

8

9 **CHAIR, BELIA RAMOS:** THANK YOU. SHE SELF-EXTENDED HER BREAK.
10 NICE. ENJOY IT.

11

12 **CHAIR, CARLOS ROMERO, ABAG HC:** WILL THE CLERK, FRED, CONDUCT
13 ROLL CALL AND CONFIRM WHETHER WE HAVE QUORUM.

14

15 **BOARD CLERK:** YES THIS IS ROLL CALL FOR THE ABAG HOUSING
16 COMMITTEE. COUNCIL MEMBER CAMPOS?

17

18 **PAMELA CAMPOS:** PRESENT.

19

20 **BOARD CLERK:** AND YOU ARE AT THE SAN JOSE TELECONFERENCE
21 LOCATION?

22

23 **PAMELA CAMPOS:** S SAN JOSE TELECONFERENCE LOCATION YES.

24

25 **BOARD CLERK:** ECKLUND?

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1

2 **PAT ECKLUND:** PRESENT AT THE LOCATION NOTED ON THE AGENDA 112
3 TRELLIS DRIVE SAN RAFAEL CAL.

4

5 **BOARD CLERK:** FIFE IS ABSENT. BAS IS ABSENT. BELTRAN? IS
6 ABSENT. MOTOYAMA?

7

8 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** PRESENT.

9

10 **BOARD CLERK:** RABBITT IS ABSENT. RAMOS? ROMERO?

11

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

13

14 **BOARD CLERK:** QUORUM IS PRESENT.

15

16 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. WOULD YOU PLEASE
17 GIVE THE COMPENSATION ANNOUNCEMENT?

18

19 **BOARD CLERK:** THAT THE PER DIEM IS PROVIDED AS A RESULT OF
20 CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO
21 COLLECT PER DIEM. THANK YOU..

22

23 **CHAIR, BELIA RAMOS:** THANK YOU SO MUCH AND WOULD THE SECRETARY
24 PLEASE READ THE BAHFA OVERSIGHT COMMITTEE COMPENSATION
25 ANNOUNCEMENT?

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1

2 **BOARD CLERK:** AGENCY. THIS AMOUNT IS A PROVIDED AS A RESULT OF
3 CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO
4 COLLECT SUCH AMOUNT. THANK YOU

5

6 **CHAIR, BELIA RAMOS:** THANK YOU SO MUCH WE'LL MOVE TO GENERAL
7 PUBLIC COMMENT FOR MATTERS WITHIN OUR JURISDICTION AND NOT ON
8 OUR AGENDA IS THERE ANY PUBLIC COMMENT?

9

10 **BOARD CLERK:** NO WRITTEN COMMENT WERE RECEIVED FOR THIS ITEM NO
11 MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT NONE
12 IN THE ATTENDEE SPACE AND NONE AT THE TELECONFERENCE
13 LOCATIONS. THANK YOU.

14

15 **CHAIR, BELIA RAMOS:** THANK YOU. WE'LL CLOSE PUBLIC COMMENT AND
16 GO ON TO COMMITTEE ANNOUNCEMENTS, AND I BELIEVE THAT ALL OF
17 YOU WOULD LIKE TO RESERVE YOUR COMMENTS TO BE WITHIN THE
18 AGENDA'S ITEMS, BUT IF I'M WRONG, PLEASE LET ME KNOW.

19 EXCELLENT. WE'LL BE MOVING ON TO THE CHAIR'S REPORT. AT THIS
20 TIME WE DO NOT HAVE A CHAIR'S REPORT FOR MYSELF OR FOR CHAIR
21 ROMERO EITHER AND WE'LL MOVE ON TO OUR CONSENT ITEMS AND I'LL
22 PASS IT ON OVER TO ABAG. CHAIR ROMERO, ITEM 5A.

23

24 **CHAIR, CARLOS ROMERO, ABAG HC:** YES PARDON ME, ACTUALLY, I DID
25 HAVE A BRIEF ANNOUNCEMENT. BUT YOU KNOW WHAT, FOR THE GOOD OF

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1 THE ORDER BUSINESS LET ME JUST MOVE FORWARD TO 5A, THIS IS THE
2 ABAG HOUSING COMMITTEE CONSENT CALENDAR. AND WE HAVE ONE ITEM,
3 WHICH IS APPROVAL OF OUR MINUTES.

4

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

6

7 **CHAIR, BELIA RAMOS:** SECOND.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** WE HAVE A MOTION AND A SECOND.
10 I BELIEVE WE NEED A ROLL CALL VOTE. WELL FIRST OF ALL LET'S
11 SEE IF IS ANY DISCUSSION FROM MEMBERS OF THE MEET? SEEING
12 NONE. NO HAND RAISED. AND THEN IS THERE ANY PUBLIC DISCUSSION
13 ON THIS ITEM.

14

15 **BOARD CLERK:** NO MEMBERS OF THE BOARDROOM FOR PUBLIC COMMENT NO
16 WRITTEN COMMENTS RECEIVED AND AT THE TELECONFERENCE LOCATIONS
17 NONE THERE. THANK YOU.

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** ROLL CALL VOTE.

20

21 **BOARD CLERK:** MOTION BY ECKLUND SECOND RAMOS. COUNCIL MEMBER
22 CAMPOS?

23

24 **PAMELA CAMPOS:** YES.

25

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1 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** ECKLUND?

2

3 **PAT ECKLUND:** AYE.

4

5 **BOARD CLERK:** FIVE IS ABSENT. BAS IS ABSENT. BELTRAN IS ABSENT.

6 MOTOYAMA?

7

8 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** AYE.

9

10 **BOARD CLERK:** RABBITT IS ABSENT. SUPERVISOR RAMOS?

11

12 **CHAIR, BELIA RAMOS:** AYE.

13

14 **BOARD CLERK:** COUNCIL MEMBER

15

16 **BOARD CLERK:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

17

18 **CHAIR, CARLOS ROMERO, ABAG HC:** BACK TO CHAIRPERSON RAMOS.

19

20 **CHAIR, BELIA RAMOS:** THANK YOU SO MUCH WE'LL MOVE ON TO THE

21 CONSENT CALENDAR FOR THE BAHFA OVERSIGHT COMMITTEE CONSISTING

22 OF ITEM 6A AND THOSE ARE OUR MINUTES. ARE THERE ANY QUESTIONS

23 OR CORRECTIONS? IF NOT, I'LL ENTERTAIN A MOTION.

24

25 **GINA PAPAN:** PAPAN MOVE APPROVAL.

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1

2 **CHAIR, BELIA RAMOS:** AND A SECOND?

3

4 **SPEAKER:** [INDISCERNIBLE]

5

6 **CHAIR, BELIA RAMOS:** THANK YOU MOTION BY PAPAN AND SECOND BY
7 MELGAR. ANY DISCUSSION. SEEING NONE, I'LL MOVE ON TO PUBLIC
8 COMMENT.

9

10 **BOARD CLERK:** NO PUBLIC COMMENTS RECEIVED NO MEMBERS OF THE
11 PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT AND NO ONE AND
12 ATTENDEE SPACE -- NO TELECONFERENCE LOCATIONS. THANK YOU.

13

14 **CHAIR, BELIA RAMOS:** THANK YOU BACK TO US AYE. [AYES] OPPOSED?
15 MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT. NEXT WE'LL
16 MOVE TO ITEM 7A ON OUR AGENDA AND THIS IS WHERE WE'LL BE
17 DISCUSSING THE NEXT STEPS ON OUR STRATEGIC PLANNING PROCESS.
18 AND I WILL JUST GO AHEAD AND BY INTRODUCTION BEFORE I HAND IT
19 OVER TO MR. SAVER TO SAY A LOT OF WORK HAS BEEN DONE BY EACH
20 OF US HERE AND TALKING WITH MEMBERS OF THE HOUSING COALITION
21 AND ALSO OF OUR STAFF AND REALLY LOOKING AT WHAT THOSE NEXT
22 STEPS LOOK LIKE, AND WE'RE CONTINUING TO MOVE FORWARD WITH, I
23 WOULD SAY MULTI --- A MULTI-PARTNERED DANCE, RIGHT, OF WE'RE
24 DOING A LOT OF THINGS ALL AT THE SAME TIME, TO GET US TO WHERE
25 WE NEED TO BE ABLE TO POSITION OURSELVES FOR A REVENUE

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1 MEASURE, WHATEVER THAT ENDS UP LOOKING, TO LOOK AT THE
2 LEGISLATIVE MOVES THAT WE NEED TO MAKE TO MAKE SURE THAT, ONE,
3 WE KEEP THE LIGHTS ON BUT THE NEXT ONE, WHICH I THINK IS
4 INCREDIBLY IMPORTANT WE'LL HEAR MORE ON IS REALLY MAKING SURE
5 THAT BAHFA RETAINS ITS RELEVANCE TO THE REGION. THINGS HAVE
6 CHANGED SINCE THOSE OF US, A FEW OF US ARE STILL IN THE ROOM
7 FOR CASA, AND WHAT WAS THE GENESIS OF BAHFA. SO, WITH THAT,
8 I'LL TURN IT OVER TO MR. SAVER.

9

10 **DANIEL SAVER:** THANK YOU VERY MUCH, CHAIR. DANIEL SAVER, DEPUTY
11 EXECUTIVE DIRECTOR FOR HOUSING AND ENERGY. THANK YOU TO THE
12 TEAM FOR PULLING UP THE SLIDES. SO, AS THE CHAIR MENTIONED,
13 THIS IS A MID-POINT UPDATE OF OUR STRATEGIC PLANNING PROCESS,
14 THANKS TO ALL OF YOU WHO HAVE PUT IN THE BEST, AS THE CHAIR SAID
15 DURING THE LAST NUMBER OF MONTHS INCLUDING A LOT OF
16 COMMITTEE MEETINGS IT'S A GRACE TO SO MANY FOLKS HERE TODAY AS
17 WE'RE ON THE SAME PAGE AS WE'RE AT A BIT OF MIDPOINT CHECK IN,
18 ADJUSTMENTS ADAPTATIONS BASED ON THE CURRENT CIRCUMSTANCES
19 THAT WE NEED TO MAKE THAT'S KIND OF THE PURPOSE OF TODAY THIS
20 IS BASED ON FEEDBACK WE RECEIVED FROM ALL OF YOU IN THE
21 DESIGNING STRATEGIC PLANNING PROCESS IT'S A DYNAMIC
22 ENVIRONMENT OUT THERE WE NEED A PROCESS THAT'S FLEXIBILITY
23 RESPONSIVE TO CHANGE CIRCUMSTANCES SO THIS IS ONE OF THE WAYS
24 THAT WE'RE ABLE TO MOVE THAT FORWARD LET'S GO TO THE NEXT
25 SLIDE PLEASE. JUST A QUICK OVERVIEW OF THE AGENDA I'LL START

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1 OUT WITH A QUICK REMINDER ABOUT THE OVERALL STRATEGIC PLANNING
2 PROCESS. THEN WE'LL HAVE A COUPLE OF MORE SUBSTANTIAL UPDATES
3 RELATED TO THE FIRST TWO MODULES. A COUPLE OF MINOR UPDATES
4 RELATED TO THE LATTER TWO MODULES THEN WE'LL TAKE A LOOK AT
5 WHAT'S GOING TO BE COMING UP THIS FALL AND FORESHADOWING THERE
6 IT'S GOING TO BE A VERY BUSY FALL INTO WINTER DEALING WITH
7 WRAPPING UP THE STRATEGIC PLANNING PROCESS. IF WE CAN GO TO
8 THE NEXT SLIDE. STARTING AT THE HIGH-LEVEL OF THE STRATEGIC
9 PLANNING PROCESS, SO, AS I MENTIONED, WE'RE GOING TO -- YOU
10 HAVE SEEN THIS SLIDE, YOU KNOW, IT'S WITHIN EACH ONE OF OUR
11 DECKS JUST TO HELP MAKE SURE WE'RE GROUNDING OURSELVES AND THE
12 PURPOSE OF WHAT WE'RE DOING HERE TODAY OUR NORTH STAR
13 CONTINUES TO BE FOCUSED ON THE OPPORTUNITY THAT BAHFA BRINGS
14 TO THE REGION TO TRANSFORM SCALE REVENUE AND THE PLANNING IS A
15 VISION FOR HOW WE'RE GOING TO SUSTAIN BAHFA UNTIL WE'RE ABLE
16 TO CAPITALIZE AT SCALE, THE FOUR MODELS YOU SEE ON THE SCREEN
17 MAJOR UPDATES RELATE TO THINKING ABOUT A REGIONAL REVENUE
18 MEASURE, SECOND OUR FUNDING AND SUSTAINABILITY STRATEGY THEN
19 MINOR UPDATES RELATE TO OUR NEW FINANCING PRODUCTS AND OTHER
20 REGIONAL HOUSING PROGRAMS. LET'S GO TO THE NEXT SLIDE. THIS IS
21 A QUICK OVERVIEW OF THE TIMELINE. SO, YOU SEE THE DOTTED RED
22 LINE GOING DOWN, ROUGHLY THE MIDDLE OF THAT. SO, I THINK THE
23 MAIN THING TO HIGHLIGHT HERE IS AS YOU CAN SEE THE DOTTED RED
24 LINE IS BUMPING UP RIGHT AGAINST SEVERAL RECTANGLES THAT
25 REPRESENT THE SECOND PHASE OF THE STRATEGIC PLANNING PROCESS.

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1 SO, THIS, AGAIN, SIGNIFIES THIS MIDPOINT MOMENT WE'RE IN ON
2 THE PRECIPICE OF MOVING FORWARD WITH KIND OF PHASE TWO
3 ACTIVITIES ACROSS ALL OF THESE DIFFERENT MODULES. SO, THAT
4 INCLUDES MOVING FORWARD MODULE 1C AND MODULE 2B AND ALSO
5 INVOLVES LAUNCHING THE LAST MODULE WHICH WE HAVEN'T STARTED
6 YET RELATED TO ALL OF OUR PROGRAMS. WE'LL GET INTO DETAILS OF
7 EACH OF THESE INTO THE REMAINING SLIDES. LET'S KEEP GOING.
8 TAKE EACH OF THESE MODULES ONE AT A TIME. THE FIRST MODULE
9 RELATES TO A REGIONAL REVENUE MEASURE. SO, A QUICK REMINDER ON
10 THIS IS THAT MODULE ONE, THINKING ABOUT A REGIONAL REVENUE
11 MEASURE HAS MULTIPLE COMPONENTS WHICH BASED ON SOME OF THE
12 FEEDBACK WE GOT FROM ALL OF YOU AS WELL AS OTHERS HAS REALLY A
13 BACKWARDS LOOKING COMPONENT AS WELL AS A FORWARDS LOOKING
14 COMPONENT. SO PART OF THIS IS RESPONSIVE TO THE FACT THAT WE
15 HEARD A NEED FOR THERE TO BE SHARED ANALYSIS ABOUT WHAT
16 HAPPENED IN 2024 WITH THAT ELECTION CYCLE WITH REGIONAL
17 MEASURE FOUR, WITH PROPOSITION FIVE BEFORE WE STARTED GETTING
18 TOO FAR DOWN PATH OF THINKING ABOUT A FUTURE REGIONAL REVENUE
19 MEASURE. IN TERMS OF THOSE BACKWARD LOOKING COMPONENTS ALSO
20 WANT TO QUICKLY REMIND EVERYONE THAT WE BIFURCATED THOSE
21 BETWEEN WHAT ARE THE LESSONS LEARNED FROM THE 2024 ELECTION
22 CYCLE THAT WE HOLD AS THE PUBLIC AGENCIES THAT PLACED AND
23 REMOVED RM4 FROM THE BALLOT FROM LESSONS LEARNED THAT MAY HAVE
24 BEEN CAMPAIGN AND POLITICAL STRATEGIES WHICH WERE THE PROVINCE
25 OF THE CAMPAIGN NOT PUBLIC AGENCY WANT TO MAKE SURE WE'RE

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1 HAVING ANALYTICAL CLARITY AROUND WHERE WE LEARNED LESSONS WHO
2 MIGHT BE IN CONTROL IMPLEMENTING FIXES FOR ANY OF THOSE
3 CHALLENGES THAT WE EXPERIENCED LAST TIME WHETHER THAT'S GOING
4 TO BE HELD BY A PUBLIC AGENCY OR THROUGH PARTNERSHIPS AS WE
5 DONE. WE CAME TO YOU AT YOUR MEAT MEETING WITH REVISIONS OF
6 MODULE 1A THINKING ABOUT LESSONS LEARNED AS REGIONAL AGENCIES
7 AND WORKING WITH EXTERNAL PARTNERS RUMPLEING AD-HOC BRIEFING
8 WITH SUBGROUP OF THE MEMBERS OF THE TWO COMMITTEES BACK IN
9 JUNE WORK ESSENTIALLY TO DISTILL EVERYTHING WE HEARD FROM
10 CONVERSATIONS AS A LIVING DOCUMENT THAT CAN BE REPOSITORY OF
11 VARIOUS LESSONS WE HAVE LEARNED THAT CAN BECOME THE FOUNDATION
12 UPON WHICH WE CONTINUE TO BUILD AS WE THINK ABOUT WHAT WE NEED
13 MOVING FORWARD. SUPER FROM A STAKEHOLDER ENGAGEMENT
14 PERSPECTIVE I WOULD HIGHLIGHT WE HAVE BEEN PURSUING A VARIETY
15 OF DIFFERENT OPPORTUNITIES FOR FOLKS TO GIVE INPUT INCLUDES
16 OPPORTUNITIES FOR FOLKS TO UNDERSTAND WHAT WE'RE DOING MAKE
17 SURE THEY'RE UP-TO-DATE, TO MEET FOLKS WHO FALL INTO BUCKETS
18 WE HELD A PUBLIC WEBINAR IN MAY. WE HAVE AN E-MAIL SIGN UP
19 LIST, ET CETERA. FOR FOLKS WHO ARE MORE INTERESTED IN DIVING
20 DEEP WE HAVE BEEN ENGAGED IN A SERIES OF ONE-ON-ONE SMALL
21 GROUP MEETINGS TO REALLY DEEPEN SOME OF THE RELATIONSHIPS, A
22 KEY PIECE HERE IS WE HAVE HEARD THOSE RELATIONSHIPS, SOME OF
23 THEM HAVE REPUBLICANTURES SHOULD HAVE OCCURRED BASED ON THE
24 2024 ELECTION CYCLE SO WE NEED TO BE INVESTING INTENTIONALLY
25 AND REPAIRING SOME OF THOSE RELATIONSHIPS AND CULTIVATING SETS

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1 OF RELATIONSHIPS THAT WE NEED TO BE SUCCESSFUL MOVING FORWARD.
2 WE HAVE ALSO BEEN IN COMMUNICATION WITH A LOT OF LOCAL PUBLIC
3 AGENCY PARTNERS COUNTIES IN PARTICULAR THAT HAVE BEEN THINKING
4 ABOUT THEIR OWN REVENUE MEASURES AND KIND OF MAKING SURE THAT
5 WE'RE KEEPING ALL OF THE OPTIONS ON THE ABLE TO FIGURE OUT HOW
6 WE CAN BRING THE RESOURCES THAT THIS REGION NEEDS AS WITH AS
7 WE POSSIBLY CAN. CAN IF WE GO TO THE NEXT SLIDE. MODULE 1C IS
8 LOOKING FORWARD THINKING ABOUT A FUTURE REVENUE MEASURE AND
9 WHAT KIND OF FRAMEWORK WE CAN PUT AROUND THAT PROCESS IN ORDER
10 TO GIVE IT THE BEST CHANCE FOR THERE TO BE THE RIGHT
11 CONDITIONS FOR SUCCESS. WE'RE NOT EXPECTING A REALLY IN-DEPTH
12 DISCUSSION ABOUT THIS TODAY MORE WHAT I WANT TO DO IS
13 FORESHADOW FOR ALL OF YOU SOME OF THE POLICY OR STRATEGIC
14 ISSUES THAT WE WILL BE BRINGING BACK TO YOU IN THE COMING
15 MONTHS. ONE OF THE KEY PIECES THAT HAS COME OUT THROUGH
16 CONVERSATIONS WITH YOU AS WELL AS OTHER STAKEHOLDERS IS AS WE
17 THINK ABOUT A REGIONAL REVENUE MEASURE MOVING FORWARD ONE
18 OPPORTUNITY WE WOULD LIKE TO ADD INTO OUR TOOLBOX IS THE
19 OPTION FOR A CITIZEN INITIATIVES FOR A REGIONAL REVENUE
20 MEASURE. THIS WOULD, IN ORDER TO ACCOMPLISH THIS WE NEED TO GO
21 TO SACRAMENTO TO AMEND OUR STATE LEGISLATION. ONE OF THE
22 STRATEGIC QUESTIONS WE'RE AGREEMENTING WITH IS WHAT'S THE
23 RIGHT TIME TO DO THAT WOULD WE REPUBLICAN A BILL TO MADAME OUR
24 LEGISLATION IN 2026 THINKING AHEAD TOWARDS 2028 FOR ACTUAL
25 REVENUE MEASURE OR MAKES M SENSE TO RUN THE BILL IN 2027 STILL

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1 AIMING FOR A 2028 MEASURE, OUR ANALYSIS IS AT 2026 MEASURE
2 REGIONAL MEASURE IS NOT LIKELY TO SUCCEED AND IS CURRENTLY NOT
3 WHEN WE'RE AIMING FOR EARLIEST WOULD BE 2028. SO, THE TIMING
4 QUESTION IS ABOUT THE LENGTH LEGISLATION IN SACRAMENTO NOT THE
5 MEASURE ITSELF. KEY TOPICS WE PLAN TO BRING BACK TO YOU IN THE
6 FUTURE, WE ARE DOING A LOT OF RESEARCH HAVING CONVERSATIONS,
7 SOME OF YOU ARE ALSO DOING THAT AND WE NEED TO GET THE RIGHT
8 DATA POINTS SO YOU'RE ABLE TO FORMULATE A STRATEGY AND PATH
9 FORWARD. DEPENDING ON THE OUTCOME, DECISION PACING AND TIMING
10 WHEN WE'RE DOING THIS FALL COULD SHIFT, SORRY FOR THE CAR
11 METAPHOR IN AN AGENCY WHERE WE'RE WORKING HARD ON TRANSIT.

12

13 **SPEAKER:** PEDALS.

14

15 **DANIEL SAVER:** YES WE'RE GOING TO RAMP UP ACTIVITY IN THE FALL
16 WE WANT TO FLAG WORKING HARD AS STAFF MAKING SURE WE'RE
17 KEEPING OPTIONS AVAILABLE ON THE TABLE SO YOU'RE ABLE TO MAKE
18 APPROPRIATE STRATEGIC DECISIONS. MOVING ALONG HERE PREPARING
19 FOR FEED STUDY TRIP TO LOS ANGELES ACTUALLY TURNS OUT TO BE
20 LONG BEACH, A COUPLE OF GOALS, IN THE FALL WE GOT POSITIVE
21 FEEDBACK FROM THE COMMITTEES ABOUT PREVIOUSLY THE IDEA HERE IS
22 TO DO A COUPLE THINGS, ONE, LEARN FROM THE SUCCESS OF MEASURE
23 A IN LOS ANGELES, WHICH WAS A BRIGHT SPOT IN THE 2024
24 ELECTION. IT WAS A SUCCESSFUL CITIZEN INITIATIVES MEASURE IN
25 THE COUNTY OF LOS ANGELES, THAT'S RAISING A BILLION DOLLARS A

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1 YEAR FOR HOUSING AND HOMELESSNESS. AND IT'S PROVIDING INITIAL
2 CAPITALIZATION FOR OUR SISTER REGIONAL HOUSING FINANCE
3 AUTHORITY IN THE WELL. A REGION WHICH IS KNOWN AS LACASA SO
4 THAT'S A GREAT OPPORTUNITY FOR US AS WE THINK ABOUT ADD ING A
5 CITIZEN INITIATIVES ARGUING TO OUR STATUTE KIND OF MAKING SURE
6 WE'RE INCORPORATING LESSONS FROM SOUTHERN CALIFORNIA IN THAT
7 REGARD. ALSO IT'S AN OPPORTUNITY TO CONNECT WITH OUR SISTER
8 REGIONAL HOUSING FINANCE AUTHORITIES AND ACTUALLY VERY
9 RECENTLY THERE ARE NOW THREE, THERE IS BAHFA, LACASA IN LA,
10 AND THEN ALSO A VERY NEW AGENCY IN SAN DIEGO, THAT'S BEING
11 PULLED TOGETHER ACTUALLY BY SEVERAL SCHOOL DISTRICTS IT'S KIND
12 OF EACH OF THESE THREE AGENCIES IS VERY DIFFERENT IN TERMS OF
13 OUR ORIGIN STORY IN TERMS OF THE WAY WE'RE STRUCTURED IN TERMS
14 OF WHERE WE'RE AT ON OUR PATH FORWARD BUT THERE ARE THESE
15 THREE AGENCIES THAT COVER THE LARGE POPULATION CENTERS OF OUR
16 STATE SO IT'S AN OPPORTUNITY FOR US TO MAKE SURE WE'RE
17 DEEPENING RELATIONSHIPS THERE SO THAT WE'RE BOTH TRADING NOTES
18 WITH EACH OTHER ABOUT WHAT'S GOING ON, KIND OF SUBIN THESE
19 DIFFERENT REGIONS, AND, ALSO, BUILDING OUT A COALITION OF
20 REGIONAL HOUSING FINANCE AUTHORITIES SHOULD WE HAVE ANY ASKS
21 THAT WE MAKE AT THE STATE LEVEL THAT WE COULD BE STRONGER
22 TOGETHER. NO MATTER HOW YOU SLICE IT WE'RE GOING TO BE ON AN
23 AMBITIOUS SCHEDULE MOVING TOWARD THE REST OF THE YEAR. THERE
24 IS STILL THAT KEY STRATEGIC DECISION ABOUT THE LEGISLATION
25 TIMING BUT EVEN IF WE WERE TO DECIDE TO MOVE FORWARD WITH

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1 LEGISLATION IN 2027 THERE IS A LOT OF WORK DO DURING THE REST
2 OF THIS YEAR. NEXT SLIDE PLEASE. SO MOVING ALONG TO MODULE TWO
3 WHICH RELATES TO OUR FUNDING STRATEGY, HERE KIND OF MIXED NEWS
4 TO SHARE. KIND OF DISAPPOINTING SIDE WE DID HAVE A \$30 MILLION
5 REQUEST THAT WE MADE TO THE STATE DURING THE LAST BUDGET CYCLE
6 WHICH DID NOT YIELD RESULTS NO NOT FOR LACK OF TREMENDOUS
7 SUPPORT HERE REGIONALLY. I BELIEVE WE HAD 17 OF OUR BAY AREA
8 DELL FWAGZ MEMBERS WHO SIGNED ON IN SUPPORT. WE HAD OVER 50
9 COMMUNITY-BASED ORGANIZATIONS FROM ALL NINE COUNTIES ALSO
10 SUPPORTING. WE HAD A SIGN-ON LETTER WITH OVER 80 LOCAL ELECTED
11 OFFICIALS FROM EACH OF OUR NINE COUNTIES, ALSO IN SUPPORT. AND
12 IT WAS JUST A REALLY TOUGH YEAR IN SACRAMENTO WITH THE BUDGET.
13 SO, I THINK THAT THE KEY TAKEAWAY HERE IS, YOU KNOW, TIMES ARE
14 TIGHT. AND ALSO IT WAS A GREAT OPPORTUNITY FOR US TO ENGAGE
15 WITH OUR COMMUNITY OF SUPPORTERS TO CONTINUE TO HAVE BAHFA BE
16 VIEWED AS A PART OF THE SOLUTION, AND TO MAKE SURE THAT WE'RE
17 HARNESSING THOSE RELATIONSHIPS THAT WE HAVE BEEN BUILDING OVER
18 THE LAST NUMBER OF YEARS IN SUPPORT OF OUR COLLECTIVE WORK
19 TOGETHER. I DON'T WANT TO SAY IT WAS ALL A LOS ANGELES, AGAIN
20 THERE IS SUCCESSES WITHIN THAT PROCESS THAT WE CAN BUILD ON
21 MOVING FORWARD. BUT WE DIDN'T GET ANY MONEY.

22

23 **CHAIR, CARLOS ROMERO, ABAG HC:** [LAUGHTER]

24

25 **DANIEL SAVER:** ON A POSITIVE SIDE WE DID GET SOME MONEY FROM A

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1 DIFFERENT SOURCE, THOSE OF YOU ON THE MTC SIDE HEARD ABOUT
2 THIS TODAY WE RECEIVED A PRELIMINARY GRANTS AWARD, THE LARGEST
3 PHILANTHROPIC GRANTED FOR BAHFA TO DATE FROM THE CHANCE
4 ZUCKERBERG INITIATIVES IT WOULD BE A \$6 MILLION GRANT TO HELP
5 SUPPORT THE START OF THE MODULE THREE NEW MIXED INCOME
6 FINANCING PROGRAM EARLIER TODAY THERE WAS A RECOMMENDATION
7 FROM THE MTC POLICY ADVISORY COUNCIL AROUND \$5 MILLION MATCH
8 REQUIREMENT THAT NEEDS TO BE CONFIRMED BY THE FULL
9 COMMISSIONER FLEMING NOTED EARLIER IN HER TALKING POINTS
10 WELCOME GOOD NEWS ESPECIALLY ACKNOWLEDGE IN THE WAKE OF THE
11 STATE NOT BEING ABLE TO PROVIDE FUNDING SO WE'RE EXCITED ABOUT
12 THAT WE'LL TALK MORE ABOUT THAT MODULE THREE SOON WE'RE NOT
13 STOPPING THERE, OPPORTUNITY TO LEVERAGE THAT INVESTMENT IN
14 BAHFA WITH OTHER FUNDERS WHO MAY BE ABLE TO COME TO THE TABLE,
15 BEING AGGRESSIVE AND MINDFUL OF FUND-RAISING EFFORTS PUBLIC
16 AND NON-PROFIT SECTORS DOING BALANCING INTERESTS, BUT WE
17 CONTINUE TO MOVE FORWARD THERE. HOPE TO HAVE MORE TO REPORT
18 LATER THIS FALL. THE CHALLENGING FUNDING LANDSCAPE THAT WE'RE
19 IN DOES UNDERSCORE NEED FOR BAHFA TO THINK ABOUT SELF-
20 GENERATED REVENUE SO WE CAN BE IN BETTER CONTROL OF OUR OWN
21 DESTINY MOVING FORWARD, THE NEW MIXED INCOME FINANCING PROGRAM
22 IS SPECIFICALLY DESIGNED TO BE A REVENUE GENERATING
23 OPPORTUNITY FOR BAHFA THAT'S ONE OF THE MAIN THRUSTS BEHIND
24 THAT LINE OF WORK THAT'S PART OF WHAT WAS VERY PERSUASIVE IN
25 THE FUNDING COMMUNITY WAS THE IDEA YOU COULD MAKE INVESTMENT

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1 NOW THAT WOULD HELP TO SUSTAIN THE AGENCY MOVING FORWARD. SO,
2 WE'RE EXCITE FOR THAT TO CONTINUE TO GO FORWARD. ALSO NOTE WE
3 HAVE A COUPLE OF SERVICE RELATED PROGRAMS WHERE WE HAVE
4 OPPORTUNITY TO BE CHARGING A USER FEE THAT WE'RE CURRENTLY NOT
5 DOING THAT INCLUDES DOORWAY AS WELL AS A COUPLE OF FINANCING
6 PROGRAMS SO YOU'RE NOT GOING TO MAKE A TON OF MONEY BY
7 CHARGING A USER FEE BUT IT CAN BE PART OF A BROADER
8 SUSTAINABILITY PLAN ONE PIECE OF A PUZZLE THAT WE'RE GOING TO
9 KNIT TOGETHER

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** MAUFRNGS WE HAVE A MEMBER FROM
12 THE ABAG COMMITTEE THAT HAS A HAND RAISED AND SINCE THIS IS A
13 --

14

15 **DANIEL SAVER:** PLEASE.

16

17 **CHAIR, CARLOS ROMERO, ABAG HC:** SINCE THIS IS AN EXTENSIVE
18 PRESENTATION, WE WOULD LAYOUT QUESTION? COUNCIL MEMBER
19 MARTINEZ-BELTRAN.

20

21 **YVONNE MARTINEZ-BELTRAN:** THANK YOU I APPRECIATE IT DANIEL I
22 WANTED TO GO BACK WHEN YOU WERE TALKING ABOUT MODULE THREE
23 MIXED INCOME FINANCING PROGRAM FROM THE REGIONAL MATCH I
24 MISSED THAT.

25

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1 **DANIEL SAVER:** THE GRANT IS FROM THE CHANCE ZUCKERBERG
2 INITIATIVES THE GRANT IS OVERALL \$6 MILLION WITH STRUCTURE
3 BEING 5 MILLION FOR LENDING CAPITAL AND 1 MILLION FOR START UP
4 OPERATIONAL COST OF THE PROGRAM. THE \$5 MILLION MATCH AS
5 RECOMMENDED BY THE PROGRAMMING AND ALLOCATIONS COMMITTEE
6 EARLIER THIS MORNING WAS REPROGRAMMED FUND THAT HAD PREVIOUSLY
7 BEEN SET ASIDE FOR BAHFA AS WE WERE MOVING FORWARD WITH
8 REGIONAL MEASURE FOUR. UNDER OUR STATUTE BAHFA WOULD BE
9 RESPONSIBLE FOR REIMBURSING COUNTIES FOR THE INCREMENTAL
10 INCREASE IN COSTS OF THE BALLOT MEASURE. SO THAT, MONEY HAD
11 BEEN IDENTIFIED AND SET ASIDE FOR DOING THAT. WHEN RM4 WAS
12 TAKEN OFFER THE BALLOT WE DID NOT INCUR THE LEVEL OF COST WE
13 HAD ANTICIPATED.

14

15 **YVONNE MARTINEZ-BELTRAN:** REGIONAL MATCH SINCE THERE IS TWO
16 BUCKETS OF THAT LET'S SAY WE DON'T GET 5 MILLION DON'T GET
17 THE ONE K CAN IT BE DONE IN TWO PIECES WHERE YOU GET THE FIVE
18 MAYBE YOU DON'T GET A MATCH FOR THE ONE OR VICE-VERSA.

19

20 **DANIEL SAVER:** IDEALITY FUNDERS MATCH REQUIREMENT IS JUST 5
21 MILLION LENDING CAPITAL SO CONFIRMED BY THE COMMISSION LATER
22 THIS MONTH WOULD MATCH REQUIREMENT ESSENTIALLY LOCK IN THE
23 PHILANTHROPIC GRANT.

24

25 **YVONNE MARTINEZ-BELTRAN:** THANK YOU.

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1

2 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU JUST IN CASE WE
3 DIDN'T MENTION IT I THINK SUPERB WORK ACTUALLY SECURING THE
4 ZEBBINGER BERG MONEY DANIEL AND YOUR STAFF.

5

6 **DANIEL SAVER:** JUST BRINGING HOME THE FUNDING ENVIRONMENT, WE
7 HAD INITIALLY SET TOUT CREATE A TECHNICAL ADVISORY GROUP AND
8 GET A BUNCH OF PEOPLE IN THE ROOM AND THINK ABOUT A FUNDING
9 STRATEGY ONE OF OUR MID-TERM PIVOTS IS THAT WE DON'T THINK
10 THAT'S LIKELY TO YIELD THE SAME RESULT AS A DEEPER INVESTMENT
11 IN RELATIONSHIPS WITH THE FUNDING COMMUNITY SO WE'RE MAKING A
12 BIT OF A PIVOT THERE. SO, THAT WE JUST WANTED TO FLAG FOR
13 Y'ALL. NEXT SLIDE. TAKING STOCK, BASED ON EVERYTHING WE HAVE
14 SEEN DURING THE FIRST HALF OF THIS YEAR, WHERE ARE WE AT FROM
15 A FUNDING PERSPECTIVE. IT IS, YOU KNOW, TOP LINE TAKEAWAY
16 HERE, IT'S A TOUGH ENVIRONMENT TO FUND-RAISE IN. GOVERNMENT IS
17 CHALLENGED WITH FUNDING, THE FEDERAL GOVERNMENT, YOU KNOW,
18 EVERYTHING THAT IS HAPPENING AT THE FEDERAL LEVEL IS HAVING
19 WATERFALL IMPACTS ON THE STATE AND LOCAL GOVERNMENTS SO FROM A
20 PUBLIC SECTOR PERSPECTIVE, THEIR CHALLENGE, IN THE
21 PHILANTHROPIC COMMUNITY WE HAVE ALSO SEEN A FAIR AMOUNT OF
22 CHALLENGE THERE IS GREAT NEED AS WELL THERE IS ALSO A LOT OF
23 COMPETING PRIORITIES. NOT TO SEE WE'RE GIVING UP HOPE, WE HAVE
24 GREAT SUCCESS IN SECURING ONE SIZABLE GRANT BUT IT'S ALSO
25 QUITE CLEAR AT LEAST TO ME AT THIS POINT, THAT WE'RE NOT IN

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1 OUR BEST CASE SCENARIO MOVING FORWARD SO WE NEED TO BE
2 REALISTIC AND THOUGHTFUL ABOUT RIGHT SIZING OUR WORK AS WE
3 MOVE FORWARD. I THINK ONE IMPLICATION OF THIS IS THAT AS WE
4 MOVE FORWARD WITH BAHFA PROGRAMS, WE ARE LIKELY GOING TO NEED
5 TO WIND DOWN SOME OF OUR PILOT PROGRAMS THAT WERE LAUNCHED
6 WITH NON-RECURRING ONE TIME FUNDS. AND, SO, YOU KNOW, IF WE'RE
7 -- WE ARE -- WE RECEIVED QUITE A BIT OF MONEY IN THAT PILOT
8 PHASE, YOU KNOW, RIGHT NOW WHERE WE'RE LANDED, IT SEEMS LIKE
9 IT'S NOT LIKELY TO BE THE SCAM SCALE, AND SO WE'RE GOING TO
10 NEED TO THINK ABOUT HOW WE, IN A KIND OF STABLE ORDERLY AND
11 STRATEGIC WAY RIGHT SIZE THOSE PROGRAMS. SO, AGAIN THIS ISN'T
12 ONE WHERE WE'RE ASKING YOU TO MAKE THOSE DECISIONS TODAY, BUT
13 I DO WANT TO FORESHADOW, KIND OF BASED ON WHAT WE HAVE SEEN
14 THAT, IS THE MOST LIKELY PATH FROM STAFF'S PERSPECTIVE AS WE
15 MOVE FORWARD. SO, WE'RE NOT GIVING UP. THERE ARE STILL NEXT
16 STEPS WE'RE GOING TO CONTINUE TO PURSUAL THE FUNDING
17 PARTNERSHIPS THAT WE POSSIBLY CAN, BOTH PUBLIC SECTOR,
18 PHILANTHROPIC SECTOR, PRIVATE SECTOR ESPECIALLY AS WE MOVE
19 FORWARD WITH OUR NEW MIXED INCOME FINANCING PROGRAM THERE
20 MIGHT OPEN NEW FUNDING PARTNERSHIP OPPORTUNITIES. ALSO
21 THINKING ABOUT GOING BACK TO THE STATE IN 2026 THOUGH HAVING
22 RELATIVELY MODEST EXPECTATIONS ABOUT THAT GIVEN CURRENT
23 LANDSCAPE OF PUBLIC AGENCY FUNDING THEN WE'LL ALSO BE THINKING
24 ABOUT SUSTAINABILITY PLANS. BOTH AT THE AGENCY LEVEL AS WELL
25 AS NOW KIND OF PROGRAM LEVEL. SO WE TALK A LITTLE BIT MORE

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1 ABOUT THAT AS WE THINK ABOUT THE MIXED INCOME FINANCING
2 PROGRAM. I'LL GO TO THE NEXT SLIDE. THESE NEXT ONES I'LL BE A
3 BIT SWIFTER ON, MINOR UPDATES MODULE THREE OUR NEW MIXED
4 INCOME FINANCING PROGRAM WE ACTUALLY JUSTICE PRESENTED THIS TO
5 THE JOINT COMMITTEES AT YOUR JULY MEETING AND WE HAVE ANOTHER
6 DEEP DIVE ON THIS SCHEDULED FOR NEXT MONTH. SO, ESPECIALLY IN
7 LIGHT OF THE GRANT THAT WAS MADE TO THIS, WE'RE REALLY EXCITED
8 TO BRING MORE DETAIL TO YOU NEXT MONTH. WE DO -- YOU KNOW,
9 WE'RE HAPPY TO FIELD QUESTIONS ABOUT IT BUT JUST WANT TO FLAG
10 FOR Y'ALL YOU'RE GOING TO GET A LOT MORE SOON. TOP LINE HERE,
11 PARTICULARLY BECAUSE THAT LAST MEETING WAS IN THE SUMMER AND I
12 KNOW A LOT OF FOLKS WERE TRAVELING MODULE THREE RELATES TO
13 STANDING UP A MIXED INCOME FINANCING PROGRAM THE PURPOSE OF
14 WHICH IS TO DO GOOD IN OUR COMMUNITIES MAKE A DIFFERENCE NOW
15 ALSO GENERATE RAY RELIABILITY REVENUE STREAM FOR BAHFA MOVING
16 FORWARD. AND, SO, WE'RE IN THE PROCESS OF GOING THROUGH
17 PROGRAM DESIGN. WE DO HAVE A TECHNICAL ADVISORY COMMITTEE WITH
18 OVER 20S KIND OF LOOM NARIES IN THE HOUSING DEVELOPMENT
19 FINANCE, INVESTMENT LEGAL SPACE THAT HAVE BEEN ROLLING UP
20 THEIR SLEEVES WITH US AS WE MOVED IT FORWARD. LYDIA TAN OUR
21 STRATEGIC ADVISOR HERE WITH US TODAY HAS BEEN LEADING THIS
22 WORK AND GALVANIZING A LOT DEVELOPMENT COMMUNITY AROUND THIS
23 IDEA TESTING IT WE'RE KICKING THE TIRES PRETTY HARD TO MAKE
24 SURE THAT IF WE DO THIS IT'S GOING TO WORK. AND, SO, AS WE
25 COME BACK NEXT MONTH, WE'LL TALK TO YOU ABOUT A FEW TWEAKS

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1 WE'RE DOING BASED ON DUE DILIGENCE. THERE IS GOING TO BE
2 OPPORTUNITY FOR FEEDBACK. HOPEFULLY WE CAN LAUNCH A PILOT FUND
3 AS EARLY AS SPRING OF 2026. SO, WE'LL GO TO THE NEXT SLIDE,
4 PLEASE. MODULE FOUR, SO WE'RE JUST PREPARING TO LAUNCH THIS
5 THREAD OF WORK WHICH RELATES TO ALL THE OTHER PROGRAMS THAT WE
6 CURRENTLY HAVE WITHIN THE BAHFA PAVEMENT ESSENTIALLY IN LIGHT
7 OF THE POINTS THAT I MADE EARLIER ABOUT THE FUNDING LANDSCAPE
8 THIS IS GOING TO, IN PART, BE AN EXERCISE IN THINKING ABOUT
9 THAT ORDERLY STRATEGIC RIGHT SIZING OF OUR PROGRAMS BASED ON
10 OUR AVAILABLE RESOURCES AND ALSO MAKING SURE THAT WE'RE
11 DOCUMENTING AND TRULY LEARNING FROM ALL THE PILOT ACTIVITIES
12 THAT WE HAVE UNDERTAKEN UP UNTIL NOW. IF WE CAN'T CONTINUE TO
13 DO THEM IN THE FUTURE WE WOULD LIKE TO MAKE SURE WE DON'T LOSE
14 ALL THE KNOWLEDGE AND LESSONS WE WOULD LIKE TO MAKE SURE THAT
15 IS READILY AVAILABLE SO THAT IN THE FUTURE IF THERE ARE
16 RESOURCES WE'LL BE ABLE TO PIVOT BACK INTO THE PROGRAMMATIC
17 AREAS. KEY IS GOING TO BE SWIFT VALUATION OF THE PROGRAMS THAT
18 WE CURRENTLY HAVE. WE'RE DEVELOPING METRICS GATHERING
19 PRELIMINARY DATA ON THIS, WE'LL BE ASSEMBLING TECHNICAL -- AT
20 LEAST ONE TECHNICAL ADVISORY GROUP, WE'RE CONSIDERING
21 POTENTIAL MULTIPLE TECHNICAL ADVISORY GROUPS BASED ON THE
22 THREE DIFFERENT THREE P'S THIS IS ONE WHERE WE'RE STILL IN THE
23 PROCESS OF STANDING IT UP AND WE EXPECT TO COME BACK TO ALL OF
24 YOU IN, I BELIEVE NOVEMBER, WITH A PRELIMINARY UPDATE ON
25 MODULE FOUR. SO, I WILL -- LET'S GO TO THE NEXT SLIDE. I THINK

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1 IT'S THE LAST ONE. JUST THE LOOK AHEAD. SO, I MENTIONED WE'RE
2 GOING TO HAVE A RELATIVELY AMBITIOUS SCHEDULE, THIS SHOWS WE
3 HAVE GOT A LOT OF CONTENT WE'RE GOING TO BE TALKING ABOUT EACH
4 MONTH ALL THE WAY BETWEEN NOW AND JANUARY 2026 PLEASE MAKE
5 SURE THESE MEETINGS ARE ON YOUR CALENDAR AND LET US FINISH YOU
6 HAVE TROUBLE ATTENDING AND WOULD LIKE A BRIEFING WE'D BE AHEAD
7 TO DO THAT WITH EACH OF YOU. LOOKING FORWARD EARLIEST WE WOULD
8 BE AVAILABLE TO TALK ABOUT MODULE ONE TIMING OF LEGISLATION
9 2026 VERSUS 2027 THAT MAY NEED TO BE MOVED TO NOVEMBER WE'RE
10 STILL IN RESEARCH AND ANALYSIS PHASE BUT MIGHT BE READY FOR
11 YOUR OCTOBER MEETING AND IN OCTOBER WE'LL HAVE A DEEP DIVE
12 UPDATE ON THE MIXED INCOME FINANCING PROGRAM. LOOKING AT
13 NOVEMBER THINKING ABOUT FRAMEWORK MOVING FORWARD WITH A
14 REGIONAL REVENUE MEASURE, 2026, 2027 IN ANY EVENT WE'RE COMING
15 BACK TO YOU TO MAKE SURE WE'RE LINING UP THE PROCESS FOR
16 SUCCESS PRELIMINARY REPORT ON MODULE FOUR OUR PILOT PROGRAM
17 VALUATION IN DECEMBER CONTINUE THE CONVERSATION ABOUT REGIONAL
18 REVENUE MEASURE THEN JANUARY HOPE TO WRAP UP THE STRATEGIC
19 PLANNING PROCESS. WE NEED TO PUT A PIN IN THE STRATEGIC
20 PLANNING PROCESS BUT WE MAY GET OUT THROUGH MODULE 1C IS NEED
21 TO LAUNCH OTHER WORKFLOWS AND PROCESS OUTSIDE OF THE STRATEGIC
22 PLANNING IN ORDER TO MOVE THE REGION FORWARD IT MAY BE
23 TRANSITION POINT OUT OF STRATEGIC PLANNING INTO THE NEW PHASE
24 FROM PILOT PHASE WHERE WE ARE NOW INTO WHATEVER THAT IS THE
25 NEXT PHASE WHERE AS WE DEFINE IT. I WOULD BE HAPPY TO TAKE ANY

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1 QUESTIONS. VICE CHAIR?

2

3 **SPEAKER:** THANK YOU. I HAVE QUESTION ABOUT THE PILOT PROGRAM
4 EVALUATION WHAT'S GOING TO BE A BIGGER FACTOR OUTCOME OR COST
5 THE PILOT PROGRAM FOR THE SENIORS WITH RENT SUPPORT WAS REALLY
6 A GREAT PROGRAM AND IT HAD A LOT OF IMPACT BUT I'M ASSUME
7 THAT'S ONE OF THE MORE EXPENSIVE THINGS THAT DOESN'T HAVE
8 ONGOING FUNDING TO CONTINUE.

9

10 **DANIEL SAVER:** I APPRECIATE THAT QUESTION THAT'S WHERE WE'LL BE
11 LOOKING FOR INPUT FROM YOU ONCE WE GET TO THAT POINT. WHEN I
12 SAY WE NEED TO BE PLANNING FOR SCENARIOS WHERE WE MAY NEED TO
13 WIND DOWN SOME OF OUR PROGRAMS THAT DOESN'T INCLUDE GENERALLY
14 PULLING THE PLUG ON ANY PROGRAMS THAT ARE IN FLIGHT. THE KIND
15 OF NATURE OF WINDING DOWN THE PROGRAMS REALLY HAS TO DO WITH
16 KIND OF, SOME OF THESE PROGRAMS HAVE MONEY WE HAVE PUT IN BUT
17 IT TAKES A WHILE TO SPEND THE PROGRAM YOU MENTIONED
18 RESIDENTIAL STILLS PILOT IS ONE OF THOSE PROGRAMS WE'RE NOT
19 EXPECTING TO 96 THAT PILOT IN THE MIDDLE OF ITS FOUR-YEAR-TERM
20 RATHER JUST TO SAY WE'LL BE SPENDING THAT MONEY DOWN IN THE
21 NEXT FOUR YEARS AND UNLESS WE ARE ABLE TO IDENTIFY NEW FUNDING
22 TO KEEP IT GOING IT WOULD JUST NOT RENEW AT THE ENDS. AN
23 EXAMPLE WHERE WE HAVE PUT OUT NOTICES OF FUNDING AVAILABILITY
24 ONCE WE ACTUALLY GOT THE MONEY INTO PROJECTS WE WOULD JUST NOT
25 PUT OUT ANOTHER NOVA WOULDN'T ACTUALLY PULL FUNDING FROM THE

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1 PROJECTS THAT WE HAVE MADE INVESTMENTS IN.

2

3 **CHAIR, BELIA RAMOS:** MELGAR?

4

5 **MYRNA MELGAR:** THANK YOU FOR THE THOROUGH THOUGHTFUL
6 PRESENTATION MY QUESTION WAS MORE, SORT OF, ABOUT THE VISION
7 THAT GUIDES YOUR RAISING STRATEGY AND THE FINANCING
8 PROJECTIONS THAT YOU HAVE. TO BE ABLE TO FUND-RAISE
9 SUCCESSFULLY, YOU HAVE TO HAVE A GOOD STORY, RIGHT, A GOOD
10 VISION THAT PEOPLE WOULD WANT TO INVEST IN, AND I GUESS I
11 DIDN'T HEAR THAT AS MUCH. AND I AM -- MAYBE THAT WILL COME IN
12 THE DEEP DIVE, BUT TO ME ACCIDENT ONE OF THE MOST COMPELLING
13 REASONS WHERE ANYONE, PUBLIC OR PRIVATE, WOULD INVEST IN BAHFA
14 IS THE CONTEXT WHICH, YOU KNOW, THE ORIGIN STORY OF BAHFA THAT
15 IT'S WITHIN A REGIONAL PLANNING TRANSPORTATION STORY, AND
16 THAT, YOU KNOW, THE STORY OF EVERY MUNICIPALITY AND CAN'T
17 COUNTRY THAT IS PART OF MTC ALSO WOVEN WITH OUR HOUSING ELEMENTS
18 AND OUR REGIONAL HOUSING PLANS THAT ARE BEING GUIDED
19 [LAUGHTER] BY THE STATE, AND EACH OF THOSE IS A STORY ABOUT
20 RACE AND CLASS AND, YOU KNOW, AFFORDABILITY, AND A
21 GENERATIONAL CHANGE IN HOW WE USE LAND AND WE'RE PLANNING ON
22 TRANSPORTATION AND INFRASTRUCTURE WITHIN THAT CONTEXT. AND SO,
23 IT SEEMS TO ME THAT FOR SILICON VALLEY, FOR SAN FRANCISCO, FOR
24 SAN MATEO, FOR OAKLAND, FOR CONTRA COSTA, THERE IS A LOT OF,
25 YOU KNOW, STRUGGLES, AND, ALSO, VICTORIES THAT ARE BEING BUILT

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1 EVERY DAY THAT COULD RESULT IN A REALLY COMPELLING STORY FOR
2 WHY WE BUILD HOUSING AROUND TRANSPORTATION, YOU KNOW, THAT
3 MEETS NOT JUST CLIMATE CHANGE, BUT, ALSO, YOU KNOW, THE NEEDS
4 OF THE NEXT GENERATION. SO, I GUESS I'M NOT SEEING THAT AS
5 MUCH IN HOW WE ARE SELLING THIS, YOU KNOW, FUNDING PLAN TO
6 BOTH PRIVATE AND PUBLIC. AND YOU KNOW, EACH OF THE
7 MUNICIPALITIES HAS ALL KINDS OF THINGS GOING ON IN TERMS OF
8 THEIR OWN FUND-RAISING FOR AFFORDABLE HOUSING THAT CAN BE
9 LEVERAGED AND COORDINATED WITH. EIFD'S, BON, ALL KINDS OF
10 THINGS. I GUESS I WANT TO HEAR MORE FROM YOU ABOUT HOW YOU'RE
11 THINKING ABOUT THAT AND IF YOU'RE ANSWER IS YOU'RE GOING TO
12 COME BACK TO US ON THE DEEP DIVE THAT'S OKAY TOO.

13

14 **DANIEL SAVER:** I REALLY APPRECIATE THE QUESTION AND AM EXCITED
15 TO TALK MORE ABOUT WITH YOU ABOUT THIS, AND WE ARE TRYING TO -
16 - THE BIG PICTURE VERSION OF BAHFA, AND THIS HAS BEEN REALLY
17 REINFORCED BY A LOT OF THE ONE-ON-ONES WE HAVE HAD, EVEN FOLKS
18 THAT HAVE HAD KIND OF DAMAGED RELATIONSHIPS THEY WILL STILL
19 COME TO THE TABLE BECAUSE THE AUTHORITY THAT WE HAVE TO RAISE
20 TRANSFORMATIVE SCALE REVENUE LIKE ON THE ORDER OF MAGNITUDE
21 THAT'S DIFFERENT THAN ANYTHING THAT'S EVER BEEN BEFORE IN THE
22 REGION THAT'S TILL REALLY ANIMATES FOLKS APPEARS TO BE VERY
23 POWERFUL WITH A LOT OF OUR STAKEHOLDERS SO HOLDING THAT VISION
24 CAN BE THE CORE POWER THAT WE HAVE WITHIN OUR STATUTE THAT'S A
25 BIG PART OF THE STORY. THE OTHER PART OF THE PIECE OF THE

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1 STORY IS YOU KNOW THE EARLIEST WE'RE LOOKING AT IS 2028 IN THE
2 MEANWHILE TO BUILD TOWARDS POSSIBILITY TO ENABLE THAT DREAM TO
3 COME ALIVE AND THRIVE AND COMPELLING PIECE WE HAVE SEEN SO FAR
4 IN THIS WORKSHOP IS OPPORTUNITIES FOR THIS TO BE A PUBLIC
5 SECTOR AGENCY THAT'S SELF-SUSTAINING TAKING ONE STEP IN THE
6 DIRECTION OF OF A SELF-SUSTAINING PUBLIC FINANCE AGENCY IN THE
7 SPIRIT OF WHAT WAS DONE WITH THE NEW YORK HOUSING DEVELOPMENT
8 CORPORATION WE HAVE SEEN THAT TO BE THE INSPIRING WITHIN THE
9 STAKEHOLDER COMMUNITY AND FUNDER COMMUNITY I THINK THERE'S AN
10 INTERESTING QUESTION HERE AND THEN I'LL CONCLUDE WITH REMARKS
11 SORRY FOR THE LONG WINDED RESPONSE, THERE ARE STORIES FOR
12 FUND-RAISING WITH STAKEHOLDERS THAN THE FUTURE REVENUE MEASURE
13 ITSELF WHEN TALKING TO THE KIND OF AVERAGE VOTER, THERE IS
14 SPACE FOR MULTIPLE STORIES THAT WE NEED TO BE WORKSHOPPING
15 TOGETHER FOR DIFFERENT PURPOSES OVER TIME.

16

17 **CHAIR, BELIA RAMOS:** THANK YOU. COMMISSIONER ABE-KOGA?

18

19 **MARGARET ABE-KOGA:** THANK YOU, COMMISSIONER. THANK YOU FOR THE
20 PRESENTATION. FIRST QUESTION I HAD TO DO WITH SEEKING
21 LEGISLATION FOR CITIZEN LED INITIATIVES AS WELL AS YOUR TRIP
22 TO SOUTHERN CALIFORNIA, I'D SAY THE SOUTHERN CALIFORNIA
23 INITIATIVES I BELIEVE WAS A SALES TAX MEASURE AND WITH THE
24 CITIZEN'S LED INITIATIVES, I KNOW THAT WE COULD NOT DO THAT
25 WITH A BOND MEASURE, IT WOULD HAVE TO BE A TAX MEASURE. TO BE

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1 FRANK, I'M VERY CONCERNED, ESPECIALLY ABOUT SALES TAX. WE'RE -
2 - OUR COUNTY IS GOING OUT FOR ONE RIGHT NOW THIS NOVEMBER. WE
3 HAVE THE TRANSPORTATION MEASURE NEXT YEAR, THAT LOOKS LIKE
4 IT'S COMING TOGETHER. A LOT OF OUR -- AND I KNOW IN SAN MATEO
5 COUNTY THIS HAS BEEN TALKED ABOUT WITH SB63 WITH A LOT OF OUR
6 COMMUNITIES HITTING ABOVE THE 10% OVERALL SALES TAX RATE, AND
7 I'LL BE FRANK, I'M NOT GETTING A LOT OF ENTHUSIASM IN MY
8 COUNTY RIGHT NOW FOR ANOTHER SALES TAX. SO, I JUST WANT TO
9 CAUTION THAT, AND FRANKLY, I WOULD BE VERY CONCERNED. AND YOU
10 KNOW, I DON'T KNOW -- I'M NOT SURE I COULD BE SUPPORTIVE OF
11 ANOTHER SALES TAX. SO, I HOPE THAT IF WE'RE DOING THIS, WE'RE
12 LOOKING AT SOMETHING ELSE. SO JUST WANTED TO SHARE. THANKS.

13

14 **CHAIR, BELIA RAMOS:** THANK YOU. ANY OTHER COMMISSIONER OR
15 COMMITTEE COMMENTS? OH COUNCIL MEMBER CAMPOS?

16

17 **PAMELA CAMPOS:** SORRY. OUR TECH IS LAGGING IN SAN JOSE. I'LL
18 START WITH THANK-YOUS. THIS PRESENTATION WAS INCREDIBLY
19 INFORMATIVE. I'M GLAD TO SEE THE PROGRESS THAT'S WAS MADE. A
20 POINT WAS RAISED ABOUT COMMUNITY ENGAGEMENT AND NARRATIVE
21 PIECE I WANT TO UNDERSCORE HOW IMPORTANT THAT IS AND DON'T
22 OVERLOOK THAT THE REALITY IS THIS IS GOING TO GO BEFORE THE
23 VOTERS AND THE RAMP WAY TO BUILDING THAT TRUST WITH OUR
24 COMMUNITY OUR BASE OF SUPPORT IS GOING TO BE OUR COMMUNITY.
25 RIGHT NOW A LOT OF NEIGHBORS DON'T BELIEVE THAT GOVERNMENT IS

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1 WORK. AND, SO, I THINK THIS IS SOMETHING THAT NEEDS TO BE
2 DISCUSSED AND THOUGHT ABOUT HOW CAN WE AUTHENTICALLY ENGAGE
3 WITH OUR COMMUNITY SO THAT THIS ISN'T HAPPENING TO THEM, BUT
4 WITH THEM. I THINK THAT'S THE MOST IMPORTANT PIECE THAT I'M
5 PICKING UP FROM VOTERS WHEN WE'RE TALKING ABOUT HOW WE'RE
6 PLANNING TO SOLVE FOR HOMELESSNESS OR SOLVE OUR HOUSING
7 CRISIS. THEY NEED TO KNOW THE SUCCESS THAT WE HAVE HAD, THE
8 ROAD THAT WE'RE TAKING TO GET TO A BETTER FUTURE, AND THEY
9 NEED TO KNOW THAT THEY'RE THERE WITH US, NOT JUST ON THE
10 SIDELINES WATCHING IT HAPPEN. SO, REALLY JUST WANTED TO
11 UNDERSCORE THAT NOW MORE THAN EVER WE NEED TO BE HAVING THOSE
12 CONVERSATIONS AND BE THINKING ABOUT THEM AND NOT SAVING IT FOR
13 THE END OR AT A LATER POINT. BECAUSE NOW IS THE TIME. I ALSO
14 HAD A QUESTION ABOUT -- I HEARD THERE MAY BE A USER FEE FOR
15 THE DOORWAY. SO, WHO WOULD THAT IMPACT? WOULD IT BE THE PERSON
16 USING THE PORTAL TO TRY TO FIND HOUSING? OR THOSE WHO ARE
17 OFFERING HOUSING? BECAUSE EITHER WAY, I JUST WANT TO SHARE MY
18 CONCERN WITH THAT BEING ALREADY SOMETHING THAT A LOT OF FOLKS
19 DON'T KNOW ABOUT AND UTILIZE, SO, I THINK ADD ING A SERVICE
20 FEE THERE, IS CONCERNING TO ME. SO, I JUST WANTED TO HEAR WHAT
21 PLANS OR VISION ARE THERE AROUND CHARGING FOR DOORWAY. THE
22 DOORWAY PORTAL.

23

24 **DANIEL SAVER:** YEAH, JUST IN DIRECT RESPONSE TO THAT, WE'RE NOT
25 CONTEMPLATING CHANGING A FEE TO THE HOUSING SEEKERS. SO, FOLKS

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1 WHO ARE TRYING TO USE DOORWAY TO FIND A HOME THAT, IS
2 CURRENTLY NOT BEING CONTEMPLATED. RIGHT NOW, THE CONTEMPLATION
3 IS TWO THINGS, ONE, POTENTIALLY CHARGING THE DEVELOPERS WHO
4 USE DOORWAY TO LIST THEIR PROPERTIES. THERE IS A POSSIBILITY -
5 - BECAUSE ESSENTIALLY IT'S MARKETING FOR THEIR PROPERTIES, AND
6 IT'S COMMON FOR OTHER MARKETING SERVICES TO CHARGE A FEE. SO,
7 THAT'S ONE PATHWAY. A SECOND IS POTENTIAL KIND OF SIGN-UP FEE
8 FOR JURISDICTIONS. AND, SO, WE HAVE HAD SOME NUMBER OF
9 JURISDICTIONS THAT ACTUAL SPLEENLT A LOT OF MONEY HELPING TO
10 DEVELOP THE TECHNOLOGY THAT WE HAVE NOTICE FOLDED INTO BAHFA'S
11 DOORWAY PORTAL THAT'S GOING TO SAVE A LOT OF MONEY LOCALLY.
12 AND, SO THERE MIGHT BE OPPORTUNITY TO DO SOME COST SHARE ON
13 THAT. THOSE ARE THE TWO PATHWAYS. AND THE CONCERNS ARE NOTED.

14

15 **PAMELA CAMPOS:** I APPRECIATE THE PRELIMINARY INFO.

16

17 **SPEAKER:** THANK YOU. I ALSO REALLY WANT TO THANK STAFF FOR THE
18 PRESENTATION. THIS IS REALLY HELPFUL. I'M GOING TO JUMP FIRST
19 TO MODULE FOUR, WHICH IS WHERE YOU'RE TALKING ABOUT THE PILOT
20 PROGRAM VALUATION. AND I'M JUST WONDERING IF WE'LL SEE WHEN
21 YOU COME BACK F THOSE WILL ALSO HAVE A PRICE TAG WITH THEM,
22 JUST SO THAT WE'RE UNDERSTANDING, YOU KNOW, WHAT THE COST IS
23 ON THE PROGRAM.

24

25 **AZIBUKE AKABA:** -- AS WELL AS UNDERSTANDING THE PROGRAM

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1 ACTIVITY WHAT WE'RE CAPTURING THE LEARNINGS OR CAPACITY
2 THEY'RE GOING TO CONTINUE IN SO IF YOU COULD DO THAT, THAT
3 WOULD BE GREAT. I WILL SAY THAT I'M INTERESTED TO LOOK AT HOW
4 WE'RE LOOKING AT THIS FROM ALL PERSPECTIVES FOR MANY OF THE
5 REASONS THAT WERE ALREADY STATED, YOU KNOW, SUPERVISOR ABE-
6 KOGA, MY COLLEAGUE HERE, COUNCILWOMAN CAMPOS, AND JUST MAKING
7 SURE THAT THAT IS -- WE'RE FEELING T WE ALSO LOOKED AT A CITY
8 REVENUE MEASURE, YOU KNOW, WE HAVE GOT THE VTA, WE HAVE GOT
9 THE COUNTY, AND, SO, HOWEVER, HOUSING AND DWELLING IS CRITICAL
10 AND WE KNOW IT'S CRITICAL. IT'S NOT ONE OF THE MOST
11 FOUNDATIONAL FOR ME, AS AN PLANNER, AND SO I'M JUST REALLY
12 LOOKING FORWARD TO UNDERSTAND YOU KNOW WHAT ARE THOSE
13 DIFFERENT PERSPECTIVES THAT WE'RE GOING TO BE ABLE TO LOOK AT
14 MAYBE THE TOP ONES THAT ARE -- THAT WILL BE ROLLING OUT AND
15 THE EFFORTS SO THAT WE CAN ALL UNDERSTAND HOW WE PLUG IN AT
16 THE LOCAL LEVEL WHATEVER IT IS THAT WE'RE DOING AND MAKING
17 SURE THAT WE HAVE A BUYER ON THE OTHER END. SO, THANK YOU.

18

19 **CHAIR, BELIA RAMOS:** GO AHEAD.

20

21 **DANIEL SAVER:** IF I COULD JUST QUICKLY RESPOND TO THAT AND
22 COMMISSIONER ABE-KOGA COMMENT EARLIER. ON THE POINT OF REVENUE
23 SOURCE MOVING FORWARD, ONE IMPORTANT CONSIDERATION, AND THIS
24 TIES INTO THINKING ABOUT LEGISLATION IS, AS OF RIGHT NOW,
25 BAHFA'S REVENUE SOURCE OPTIONS ARE LIMITED TO THOSE THAT ARE

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1 ARTICULATED IN OUR STATUTE. RIGHT NOW, WE HAVE FOUR OPTIONS.
2 ONE IS A GENERAL OBLIGATION BOND, THAT CANNOT BE ACCOMPLISHED
3 THROUGH A CITIZEN INITIATIVES, SHOULD THAT BE A PATH. THERE
4 ARE THREE PARCEL TAX, GROSS RECEIPTS TAX, PER EMPLOYEE HEAD TAX
5 SO RIGHT NOW BAHFA DOES NOT HAVE A SALES TAX AUTHORITY IF THAT
6 WERE DESIRED IT WOULD NEED TO BE PART A LEGISLATIVE CHANGE TO
7 CLARIFY KIND OF THE LEGAL STRUCTURE THAT WE ARE CURRENTLY
8 OPERATING IN.

9

10 **LIBBY SCHAAF:** JUST A CLARIFYING QUESTION, I KNOW WE'RE NOT
11 EVOKING CASA BUT WHEN WE WERE DOING CASA, THERE WAS A VERY
12 INTERESTING ANALYSIS OF EACH OF THOSE REVENUE MEASURES BECAUSE
13 THE RATE AT WHICH VOTERS COULD STAND THEM, YIELDED VERY
14 DIFFERENT THERE AMOUNTS. AND THAT WAS A BIG DRIVING FORCE IN
15 OUR DECISION TO PURSUE THE BOND, BECAUSE IT WAS, IN MY MEMORY,
16 AND THIS WAS A WHILE AGO, IT WAS THE ONLY THING THAT DELIVERED
17 THAT TRANSFORMATIVE SCALE THAT YOU TALKED ABOUT. COULD YOU
18 UNEARTH THAT SOMEWHERE AND SHARE THAT WITH US, JUST REFRESH
19 OUR MEMORIES? THANK YOU.

20

21 **PAT ECKLUND:** AND I JUST MISSED THE THIRD FUNDING SOURCE. YOU
22 GOT GO BONDS, PARCEL TAX ACCIDENT EMPLOYEE TAX, AND WHAT WAS
23 THE OTHER ONE?

24

25 **DANIEL SAVER:** GROSS RECEIPTS TAX.

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1

2 **PAT ECKLUND:** THANK YOU.

3

4 **CHAIR, BELIA RAMOS:** THANK YOU. AND THANK YOU TO ALL FOR THE
5 COMMENTS. I THINK ONE OF THE THINGS THAT MIGHT HELP KIND OF --
6 WE'RE AT A MIDPOINT AND FOR US TO CONSIDER HERE IS WE'RE
7 TALKING MODULES AND NUMBERS MERE, AND PERHAPS THIS IS THAT
8 OPPORTUNITY GOING BACK TO THE STAFF REPORT OF TO REALLY
9 REALIGN THE WORK THAT WE'RE DOING WITH THE THREE P'S OF
10 PROTECTION, PRESERVATION, AND PRODUCTION. BECAUSE I THINK IF
11 WE -- IF WE WERE TO GO BACK TO THE THREE P'S, WE WOULD HAVE A
12 STORY ABOUT PRODUCTION. WE WOULD HAVE THE SENIOR HOUSING
13 ASSISTANCE PROGRAM AND NAPA AS PROTECTION. WE WOULD HAVE THE
14 TAX CREDIT PROGRAM THAT WE FUNDED AS THE PRESERVATION. AND,
15 SO, I THINK THAT MAYBE ONE OF THE THINGS THAT WOULD REALLY
16 HELP US ALIGN US GOING FORWARD IS COMING BACK TO THOSE THREE
17 P'S AND REALLY BEING ABLE TO STRUCTURE OUR MINDSET OVER WHAT
18 ARE WE PUTTING FORWARD. BECAUSE I THINK THAT THIS IS ALSO --
19 IT HASN'T BEEN SAID, NECESSARILY, BUT AS WE'RE GOING FORWARD
20 INTO LOOKING AT THE FINANCING MODEL, THAT IS A STRICT P-
21 PRODUCTION SEGMENT. AND, SO, YOU KNOW, HOW IS THAT GOING TO --
22 WHERE IS THE INPUT HERE OF HOW ARE WE WEIGHING THOSE THREE
23 P'S, RIGHT? BY GOING SO HEAVY ON THE FINANCING PORTION THAT IS
24 PUSHING PRODUCTION UP HIGHER AND FOR US TO REALLY LOOK AT WHAT
25 IS THAT THRESHOLD WITHIN OUR COMMUNITIES, THAT P OF

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1 PRODUCTION, AS WE HAVE ALREADY SEEN, IS FAR MORE EXPENSIVE
2 THAN THE PRESERVATION P. RIGHT? WE HAVE BEEN ABLE TO
3 ACCOMPLISH SO MUCH BY JUST THOSE SMALL LITTLE GRANTS OF TAX
4 CREDITS AND BEING ABLE TO PRESERVE THAT. AND, SO, LOOKING
5 TOWARDS THE TOLERANCE OF VOTERS AND THE -- WHAT THEY'RE
6 WILLING TO BUY INTO, RIGHT, THIS IS THEM BUYING INTO HELPING
7 US MADAM CLERK THIS HAPPEN. I THINK BY ALIGNING THIS INTO
8 THOSE THREE P'S, IT WOULD ACTUALLY REALLY HELP SORT THIS OUT
9 SO THAT WHEN WE COME TO OUR NEXT MEETING, WEEKEND SEE ON THE
10 GRAND SCALE, I LIKE PIE, PIE, HOW BIG OF A SLICE ARE YOU
11 TAKING FOR WHICH OF THE PS OF THE PIE. SO, I THINK -- I'M
12 SEEING GENERAL NODS, BUT I THINK THAT WOULD ACTUALLY KIND OF
13 HELP US. BECAUSE WHEN I LOOK AT LISTENING TO EVERYONE THAT
14 SEEMS LOOK A COMMON THEME HERE, WE'RE TRYING TO WEIGH, WHERE
15 IS EVERYTHING COMING FROM AGAINST THE VOTER TOLERANCE. WE'LL
16 GO WITH COMMISSIONER FLEMING, THEN WE'LL GO OVER TO THE CHAIR.
17

18 **VICTORIA FLEMING:** THANK YOU CHAIR RAMOS. I THINK MY COMMENTS I
19 WANT TO, SORT OF, SAY THAT I HEAR SOME OF THE CONCERNS AROUND
20 PROGRAM BEING, FUNDING, AND FEES. I CHAIR A \$20 MILLION -- WE
21 CEDED \$20 MILLION TUBS FIRE 10 MILLION FROM THE COUNTY AND 10
22 MILLION FROM THE CITY INTO A FUND I HAVE BEEN WITH THEM FOR
23 SIX YEARS NOW WE HAVE HUNDREDS OF UNITS THAT HAVE BEEN
24 PRODUCED IT'S SIMILAR MODEL PLEASE CORRECT ME IF I AM WRONG --
25 ON A LITTLE BIT SMALLER OF A SCALE RIGHT, CHAIR THAT, WE HAVE

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1 DONE SOME PRESERVATION OUR ROLE IN IT HAS BEEN \$5,000 MATCHING
2 FUND FOR PRESERVATION THEY'RE NOT HUGE I THINK THE COMMUNITY
3 REALLY DOES NEED TO HEAR A NARRATIVE AROUND PRODUCTION AND
4 BEAUTY OF THAT TOOL THAT VEHICLE HAS BEEN SUGGESTED THAT IT
5 DOES PROVIDE US HERE WITH SUSTAINABLE REVENUE SOURCE OUR FUND
6 GROWING 25% IN FOUR YEARS IN TERMS OF OUR AMOUNT OF LENDING
7 CAPITAL WE HAVE SEEN A LOT OF UNITS PRODUCED, I DO, TO SURVIVE
8 THIS CURRENT ECONOMIC CLIMATE THAT SEEMS UNLIKELY TO CHANGE
9 ANY TIME SOON WE'RE GOING TO HAVE TO FIGURE OUT A WAY FOR
10 PEOPLE TO SEE VALUE REALLY QUICKLY ONE OF THE WAYS THAT WE
11 HAVE DONE IT BY BEING LAST THERE IN FUNDING SO WE'RE ABLE TO,
12 COMMUNITY IN A LOT OF DIFFERENT TOUCH POINTS EVEN THOUGH WE
13 DON'T HAVE A LOT OF MONEY, SAY WE'RE INSTRUMENTAL IN GETTING
14 THIS PROJECT COMPLETED SO I THINK IS REALLY GOOD I THINK I
15 HAVE SEEN IT WORK AS FOR LIKE PARTNERS WHO USE DOORWAY TO
16 PARTICIPATE IN I THINK OF COURSE IT GETS THE BURDEN OF ANY,
17 SORT OF, INCREASE IN FEES, PASSED ON IN SOME WAY TO
18 CONSUMERING THE VALUE OF DOORWAY TO PROVIDE A VALUE ACROSS THE
19 REGION IN TERMS OF MOBILE AND ACCESS IS UNDISPUTABLE AND I'M
20 FULLY IN SUPPORT OF THAT, THANK YOU FOR THE REPORT. WE WERE AT
21 SEA JUSTICE A YEAR AGO WE WERE CRYING IN OUR ICE CREAM I'M NOT
22 KIDDING IT WAS ONE OF THE WORST, I THINK THAT, THE 2004
23 PRESIDENTIAL ELECTION AND THEN ALL THE NONSENSE SINCE, THOSE
24 ARE SOME OF THE SADDEST MOMENTS IN MY ILLEGAL LIFE THAT WAS
25 TRULY UPSETTING AND TO SEE STAFF COME TO US WITH COHERENT

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1 VISION THAT TAKES INTO ACCOUNT NOT IN A PERFECT WAY BUT IN A
2 WAY THAT ALLOWS US TO GIVE YOU FEEDBACK IN A WAY THAT'S
3 CONSTRUCTIVE THAT I'M SURE WE'RE ON TO THE NEXT CHAPTER IN A
4 WAY THAT WE'RE GOING TO BE PRODUCTIVE AND SUCCESSFUL IN SOME
5 WAY I WANT TO SAY THANK YOU.

6

7 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. AND THANK YOU FOR
8 EXPLAINING THE CRYING IN OUR ICE CREAM METAPHOR I'M A LITTLE
9 BAD WITH IDIOMS SO I DEFINITELY -- YOU KNOW [LAUGHTER] I THINK
10 THIS IS RIGHT IN TERMS OF HOW IT'S SET UP THE MODULES THE
11 VARIOUS INTENTION POINTS, COUNTIES, CITIES, STAKEHOLDERS, I
12 TOO AGREE WE HEARD HERE IT'S IMPORTANT FOR US TO CONTINUE TO
13 MOVE FORWARD WITH LOOKING FOR LONG-TERM KIND OF FUNDING
14 MEASURE THAT'S VIABLE. YOU KNOW, IF THERE IS -- THERE IS VERY
15 LITTLE THAT HAS COME OUT OF THIS ADMINISTRATION THAT IS IN ANY
16 WAY NEAR HELPFUL TO LOW-INCOME FOLKS OR WORKING CLASS FOLKS,
17 BUT CERTAINLY THE CHANGES THAT WERE MADE TO THE TAX CREDIT
18 PROGRAM, YOU KNOW, INCREASE BEING THE PER CAPITA AMOUNT TO \$3,
19 KIND OF INCREASING THE VALUE BY 12%, OR THE AMOUNT OF TAX
20 CREDITS BY 12%, REDUCING THE ACTUAL AMOUNT OF ARE MONEY THAT
21 IS REQUIRED TO BE PUT IN BY DEVELOPERS FOR 9% DEAL OR 4%
22 DEALS, IT TRANSLATES INTO 130 TO \$140 MILLION A YEAR, RIGHT,
23 THAT WE CAN THEN LEVERAGE WITH SOME OF THIS MONEY. IT IS GOING
24 TO HAPPEN. RIGHT? IT WAS APPROVED. WHETHER EVERYTHING ELSE IN
25 THAT BILL PAP RISES THE WORKING CLASS IS A DIFFERENT ISSUE.

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1 BUT WE SHOULD TAKE ADVANTAGE OF THIS AND THE WAY TO DO THAT IS
2 INDEED TO COME UP WITH A REGIONAL MEASURE THAT RESPECTS. AND I
3 THINK THIS IS IMPORTANT -- THAT RESPECTS THOSE LOCAL MEASURES,
4 WHETHER BY COUNTY OR BY CITY, MOSTLY MAYBE BY COUNTY, AND
5 FIGURE OUT HOW WE MOVE TOGETHER COLLECTIVELY TO CREATE THIS
6 VAST POOL OF MONEY THAT, COMBINE WITH THOSE TAX CREDITS, COULD
7 INCREASE THE NUMBER OF UNITS THAT WE WERE RIMY TALKING ABOUT
8 BY 20,000. THAT'S PART OF THE NARRATIVE THAT WE SHOULD BE
9 TELLING THERE IS MONEY OUT THERE, BELIEVE IT OR NOT, THAT WE
10 HAVE, SOMEHOW, AGAIN, REPUBLICANS LIKE TAX CREDITS BECAUSE
11 THEY'RE OFF BOOKS AND SECONDLY THEY ALSO KIND OF WORK WITHIN
12 THAT PRIVATE SECTOR. AND AGAIN I THINK THIS IS OPPORTUNITY
13 HERE AND I DO APPRECIATE STAFF'S APPROACH HERE TO CHECK IN
14 WITH US, BUT ALSO CHECK IN WITH ALL OF THOSE LOCAL -- WITH OUR
15 LOCAL PARTNERS AND COUNTIES AND CITIES TO SEE WHAT THEY'RE
16 DOING AND MAKING SURE THAT WE'RE NOT AT ODDS WHEN IT COMES TO
17 LOOKING AT THE LONG-TERM FUNDING. SO, THANK YOU. AND,
18 CERTAINLY LOOK FORWARD TO THE TIMELINES THAT WE'RE GOING TO BE
19 GETTING IN THE NEXT COUPLE OF MONTHS TO ADDRESS THE ISSUE OF
20 THE BALLOT QUESTION AND THE INITIATIVES ITSELF, AND HOW WE
21 ROLL THAT OUT. BECAUSE WE MAY WIND UP MEETING MORE FREQUENTLY
22 IF WE WIND UP PUSHING THIS TO STARTING TO DO 2026 AND IT MAKES
23 SENSE THERE. I'LL STOP THERE. THANK YOU, CHAIR.

24

25 **CHAIR, BELIA RAMOS:** I'LL GO BACK TO SAN JOSE. I SEE A HAND UP.

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1

2 **PAMELA CAMPOS:** THANK YOU CHAIR, SOMETHING YOU SAID ABOUT THE
3 THREE P'S, I WANTED TO GET THIS COMMENT OUT THERE, BECAUSE
4 SOME OF US HAVE BEEN TO THE VIENNA ON THE SOCIAL HOUSING STUDY
5 TOUR AND THEY HAVE FIVE PS AND ONE OF THOSE IS PROMOTE AND
6 THAT'S YOU KNOW SOMETHING THAT I'M HEARING A LOT OF THE
7 CONVERSATION IT'S A CONFERENCE EFFORT ON THEIR BEHALF TO
8 CONSISTENTLY BE PROMOTING ELECTION YEAR OR NOT, THE GREAT WORK
9 THEY'RE DOING. SO, I WON'T BELABOR THE POINT, BUT I THINK IT'S
10 SOMETHING INTERESTING TO THINK ABOUT, YOU KNOW, HOW CAN WE
11 BETTER BE PROMOTING THE GOOD WORK TELLING OUR STORY AND
12 HELPING OUR RESIDENTS OUR VOTERS UNDERSTAND THAT WE HAVE THIS
13 COMPLEX ISSUE AHEAD OF US AND WHAT WE'RE DOING UNLOCK FUNDING
14 SO HAPPY TO SHARE MORE THOUGHTS BUT I'LL LEAVE IT THERE.

15

16 **CHAIR, BELIA RAMOS:** THANK YOU AS A VIENNA ATTENDEE I TOO AGREE
17 IN THE FIVE PS BUT WE HAVE COMMITTED TO THREE PS AND MAYBE
18 THERE IS ROOM FOR TWO MORE BUT WE SHALL SEE IN THIS PROCESS.
19 BUT JUST TO SHARE COMMISSIONER FLEMING I ABSOLUTELY AGREE
20 PRODUCTION IS IMPORTANT BUT AS WE MOVE FORWARD IN OUR WORK WE
21 NEED TO BRING IT BACK TO WHAT CATEGORY IS IT IN WHAT IS IT
22 WE'RE PUSHING TO REALLY START MAKING IT CLEAR THAT YES WE DO
23 PRIORITIZE PRODUCTION. NO DOUBT WE NEED MORE UNITS, AND THEN
24 WE ARE ALSO GOING TO BE BEHIND FUNDING PRESERVATION BECAUSE WE
25 CAN'T LOSE THE GOOD WORK THAT WE HAVE ACCOMPLISHED THUS FAR.

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1 THANK YOU ALL FOR THIS REALLY ROBUST DISCUSSION. I'LL GO AHEAD
2 AND GO TO PUBLIC COMMENT.

3

4 **BOARD CLERK:** ON THIS ITEM NO WRITTEN COMMENTS WERE RECEIVED,
5 NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT.
6 THERE WAS ONE MEMBER OF THE PUBLIC IN THE ATTENDEE SPACE,
7 HOWARD WONG. HOW MUCH TIME, CHAIR?

8

9 **CHAIR, BELIA RAMOS:** TWO.

10

11 **BOARD CLERK:** OUR FIRST SPEAKER IS HOWARD WONG. GO AHEAD
12 UNMUTE. YOU HAVE TWO MINUTES.

13

14 **HOWARD WONG:** THANK YOU FOR THE GREAT PRESENTATION. I'M A
15 MEMBER OF THE MTC POLICY ADVISORY COUNCIL SPEAKING AS AN
16 INDIVIDUAL. I AGREE THERE NEED TO BE AN OVERARCHING VISIONARY
17 AND INSPIRATIONAL STORY THAT HAS TO BE TOLD ABOUT HOUSING.
18 THAT THERE ARE GLOBAL HOUSING SOLUTIONS THAT WE NEED TO LOOK
19 AT AS OTHERS HAVE ALREADY MENTIONED. SO, I THINK THIS PROCESS
20 NEED TO HAVE A -- TO CREATE A RESOURCE CENTER THAT CAN INSPIRE
21 THE AVERAGE PERSON, THAT THE AVERAGE PERSON CAN UNDERSTAND.
22 MANY OF WHOM ARE FACING VERY DISPROPORTIONATE CHALLENGING
23 COSTS OF HOUSING, TRANSPORTATION AS A PERCENTAGE OF FAMILY AND
24 HOUSEHOLD INCOME. AS MENTIONED, THESE STORIES INCLUDE VIENNA,
25 AND ITS SOCIAL HOUSING AND COAL HOUSING, THE NETHERLAND AND

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1 OTHER COUNTRIES WHO HAVE CREATED PUBLIC INVESTMENTS RESOLVING
2 FUNDS, AND STRATEGIC USE OF PUBLIC LAND IN CREATING HOUSING.
3 LAST WEEK, I WAS IN LIMA PERU, AND I WAS INTERESTED TO SEE
4 THAT HALF THE HOUSING IN LIMA STARTED AS SQUATTER HOUSING, RI
5 RIO DIJINERO, STARTED SQUATTER HOUSING, MILLIONS OF PEOPLE
6 SELF-HELP HAVING PEOPLE INVOLVED AND CREATING HELPING TO
7 CREATE THEIR OWN NEEDS SOLVING THEIR OWN CRISIS IMPORTANT PART
8 OF HOW WE PLAN SO WE SHOULDN'T HAVE PRECONCEPTIONS IT'S A
9 CONSTITUTIONAL RIGHT MANY COUNTRIES SOME COUNTRIES, AND BAR
10 OUR POLITICIANS AND THE AVERAGE PERSON TO PARTICIPATE IN
11 SOLVING THE PROBLEM. THANK YOU.

12

13 **BOARD CLERK:** THANK YOU THERE ARE NO OTHER SPEAKERS IN THE
14 ATTENDEE SPACE CHECKING TELECONFERENCE LOCATIONS I SEE NO
15 PUBLIC SPEAKERS THERE.

16

17 **CHAIR, BELIA RAMOS:** THANK YOU SO MUCH AND FOR THE CLERK I DO
18 BELIEVE THAT COUNCILMEMBER FIFE AND SUPERVISOR FORTUNATO BAS
19 ARE IN ATTENDANCE AT OAKLAND, JUST SO YOU HAVE THAT LISTED.
20 YES, THANK YOU.

21

22 **CHAIR, BELIA RAMOS:** THANK YOU SO MUCH. I'LL BRING IT BACK TO
23 US, AND THE NEXT ITEM IS THE ONLY THING BETWEEN YOU AND YOUR
24 LUNCH. AND IT TOO IS AN INFORMATIONAL ITEM. AND THAT IS THE
25 BAY AREA EVICTION STUDY. AND BEFORE I PASS THIS OFF TO STAFF,

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1 I WILL SAY, YOU KNOW, AS WE LOOK AT THE WORK THAT BAHFA IS
2 DOING, IT ALL HAS A PURPOSE. AND THE PURPOSE HERE AND LOOKING
3 IS THAT EVERYBODY HAS THE RIGHT TO DIGNIFIED HOUSING. AND, SO,
4 IT'S REALLY IMPORTANT FOR US TO ABLE TO TRACK THE TRENDS OF
5 WHERE THE HOUSING MOVEMENT IS GOING. THIS, ITSELF, I WILL SAY
6 IS JUST MORE INFORMATION AND DATA FOR US. IT'S NOT A SET OF
7 POLICY RECOMMENDATIONS. BUT IT CERTAINLY IS A GREAT STARTING
8 POINT FOR US TO LOOK AT WHAT COMES NEXT. SO, WITH THAT I'LL
9 HAND IT OVER TO IRENE FARNSWORTH FOR THE REPORT.

10

11 **IRENE FARNSWORTH:** THANK YOU VERY MUCH. WHILE WE'RE GETTING THE
12 SLIDES UP GOOD AFTERNOON EVERYONE MY NAME IS IRENE FARNSWORTH
13 I'M THE ANTISDMAIMENT PROGRAM MANAGER AT BAHFA. I'LL BE
14 SHARING RESULTS OF THE BAY AREA EVICTION STUDY WHICH HAS BEEN
15 A MULTIYEAR PROJECT TO UNDERSTAND RATES AND DYNAMICS OF
16 EVICTION THE ANTI-DISPLACEMENT PILOT IN ADDITION TO THE NAPA
17 CAN'T HOMELESSNESS PREVENTION PILOT THAT WAS MENTIONED EARLIER
18 IT WAS FUNDED THROUGH THE INITIAL STATE GRANT BAHFA
19 SUPPLEMENTED BY PHILANTHROPIC SUPPORT FROM SAN FRANCISCO
20 FOUJZ. I WANT TO SHARE REFLECTIONS, MULTIPLE COMMITTEE MEMBERS
21 SHARED THE IMPORTANCE OF HOW. P PROTECTIONS FIT WITHIN THE
22 THREE PIECE FRAMEWORK. ALSO SHARED THEY ANTICIPATE USING THIS
23 DATA TO INFORM LOCAL DECISION MAKING AND LASTLY WE HEARD
24 PERSONAL STORIES OF EVICTION FROM COMMITTEE MEMBERS AND THOSE
25 IN THIS COMMUNITIES WHICH REALLY UNDERSCORES TO ME HOW THIS IS

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1 A KEY PIECE OF CREATING HOUSING STABILITY AS PART OF THE THREE
2 P FRAMEWORK. NEXT SLIDE. THIS PROJECT WAS INITIATED IN 2,002,
3 WITH AN OPEN RFP PROCESS AND WE SELECTED A RESEARCH TEAM LED
4 BY CENTROLEGAL DE LA RAZZA AND IT WAS LACK OF DATA THAT WAS
5 AVAILABLE ON THIS ISSUE THROUGHOUT THE REGION AND DIFFICULTY
6 THAT MULTIPLE JURISDICTIONS SHARED WITH US THAT THEY HAVE
7 OBTAINING THIS DATA. WHILE SOME ARE MATTER OF PUBLIC RECORD
8 IT'S DIFFICULT TO OBTAIN ON A LOCAL LEVEL AND MORE CHALLENGING
9 TO BE ABLE TO SHARE THIS AT A REGIONAL BASIS. WE HOPE THAT
10 THIS INFORMATION IS USED BOGUE BY LOCAL JURISDICTIONS AND
11 POTENTIALLY AT A FUTURE REGIONAL LEVEL TO INFORM DECISION MAKE
12 USING A REALLY STRONG BASIS IN DATA. NEXT SLIDE PLEASE. IN
13 JULY, WE RELEASED THE FIRST TRANCHE. SO WE'RE RELEASING --
14 [AUDIO DISTORTION] [INDISCERNIBLE] IN JULY WE RELEASED THE
15 REPORTS -- [SILENCE] -- AND TO INFORM ANY FUTURE RESEARCH IN
16 THIS AREA. NEXT SLIDE PLEASE. WE DREW ON MULTIPLE PUBLIC DATA
17 SOURCES AND COLLECTED ORIGINAL DATA FROM PRIVATE SOURCES AS
18 WELL. THE PUBLIC AVAILABLE SOURCES ON EVICTIONS INCLUDE
19 EVICTION LAWSUIT OR UNLAWFUL DETAINER DATA THAT WE COLLECTED
20 FROM EACH SUPERIOR COUNTY COURT CALIFORNIA JUDICIAL COUNCIL
21 ALSO COLLECTS THIS SAME UNLAWFUL DETAINER DATA OF THE INFORM
22 WE WERE NOT ABLE TO OBTAIN A COMPLETE DATA SET FROM EVERY
23 SINGLE SUPERIOR COURT DESPITE MULTIPLE EFFORTS OVER
24 APPROXIMATELY 12 MONTHS. WE DID RECEIVE SOME FORM OF DATA FROM
25 EVERY COURT BUT IT WAS NOT IN USABLE FORM FROM EVERY LOCATION.

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1 SO, THE CALIFORNIA JUDICIAL COUNCIL DATA REPRESENTS ALL OF THE
2 KIND OF HIGH-LEVEL AGGREGATED DATA ON AN ANNUAL BASIS. SO, WE
3 DID UTILIZE THAT DATA WHERE IT WASN'T AVAILABLE ON THAT LOCAL
4 LEVEL. WE ALSO COLLECTED SHERIFF LOCK OUT DATA FROM EACH
5 SHERIFF OFFICE AND EVICTION NOTICE DATA HAVE AVAILABLE WHICH
6 WAS COLLECTED ON AN OPTIONAL BASIS BY LOCAL HOUSING
7 DEPARTMENTS. LASTLY WE COLLECTED DATA FROM TENANT LEGAL
8 SERVICES ORGANIZATIONS WE COLLECTED CASE DATA FROM EACH
9 ORGANIZATION THAT KIND OF PROVIDES BROAD SUPPORT IN EACH
10 COUNTY. WE CONDUCTED A SURVEY WHICH HAD A 92% RESPONSE RAPED
11 WHICH NEARLY A DOZEN ORGANIZATIONS THROUGHOUT THE REGION ON
12 THE CAPACITY AND CAPACITY AND CHARACTERISTICS OF TENANT LEGAL
13 SERVICES AND WE CONDUCTED INTERVIEWS TO SUPPLEMENT THOSE
14 SURVEYS WITH ORGANIZATIONS THAT SERVE TENANTS BOTH ON A LEGAL
15 BASIS AND SOCIAL SERVICES. NEXT SLIDE. KICKS OFF A LOT OF
16 INFORMATION ABOUT THE EVICTION PROCESS, THERE WAS A LOT OF
17 QUESTIONS WE HAD AT THE OUTSET OF THE STUDY THAT ARE SIMPLY
18 NOT AVAILABLE IN THE DATA THAT WE HAVE TODAY. AND, SO, THIS
19 SLIDE SHOWS BOTH THE KEY STEPS IN THE EVICTION PROCESS AND
20 THEN IN BOLD, WHAT THE DATA POINT IS THAT WOULD BE COLLECTED
21 BY A PUBLIC AGENCY. I WANT TO PAUSE AND EMPHASIZE HERE YOU
22 KNOW SOMETHING THIS CAME OUT IN OUR ADVISORY COMMITTEE AS WELL
23 THAT NATIONAL ESTIMATES SAY THAT FORMAL EVICTIONS THAT ARE
24 TRACKED THROUGH THIS LEGAL PROCESS MAY REPRESENT -- FORMAL
25 EVICTIONS REPRESENT 2 TO 3 TIMES AS MANY EVICTIONS AS ARE

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1 RECORDED THROUGH THIS PROCESS. SO THAT MEANS THERE ARE LIKELY
2 2 TO 3 TIMES AS MANY PEOPLE IN OUR REGION THAT ARE
3 EXPERIENCING A FORCED MOVE PER YEAR THAN WOULD BE RECORDED
4 THROUGH THIS PROCESS. SO THAT'S NOT AN AREA THAT WE WERE ABLE
5 TO DO EXTENSIVE RESEARCH TO IN THIS PROJECT BUT I WANT TO
6 UNDERSCORE THIS IS LIKELY A SUBSET OF ALL FORCED MOVES. I'M
7 NOT GOING TO WALK THROUGH EACH OF THESE POINTS BUT WILL
8 EMPHASIZE A COUPLE THAT WILL COME UP THROUGH THE MY
9 PRESENTATION. ONE IS THE 50 STEP THAT A TENANT WILL GET WHEN
10 THEY ARE POTENTIALLY GOING TO EXPERIENCE AN EVICTION IS AN
11 EVICTION NOTICE THAT A LANDLORD SENDS TO A TENANT SO THAT'S
12 ONE AREA OF DATA THAT WE CAN COLLECT OF THE FOLLOWING THAT
13 NOTICE DEADLINE IF THE LANDLORD CHOOSES TO, THEY CAN FILE AN
14 EVICTION LAWSUIT WITH THE COUNTY SUPERIOR COURT AGAIN THAT BIG
15 DATA POINT WE'LL LOOK AT. IF A TENANT FAILS TO RESPOND TO THAT
16 LAWSUIT, THEY WILL -- THAT WILL RESULT IN A DEFAULT JUDGMENT
17 THAT'S ANOTHER THING WE HAVE COUNTED AND THEN LASTLY I'M GOING
18 TO SKIP TO ANOTHER IMPORTANT POINT WHICH IS THE LAST STEP, IF
19 A TENANT DOES NOT MOVE OUT FOLLOWING THE JUDGE ORDERING A WRIT
20 OF POSSESSION, THEN THE SHERIFF WILL EXECUTE THAT WRIT AND
21 LOCK A TENANT OUT SO THAT AGAIN IS THE LAST STAGE ONLY SMALL
22 SUBSET OF TENANTS WILL REACH THAT STAGE JUST A COUPLE OF
23 PURCHASE POINTS. FIRST OUR RESEARCH QUESTION FUNDAMENTAL HOW
24 MANY EVICTIONS ARE HAPPENING ON AN ANNUAL BASIS I LIKE THIS
25 CHART FOR THE WOW FACTOR BUT IT'S HARD TO SEE ON A GRANULAR

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1 LEVEL I'LL SHARE INFORMATION ON THE NEXT SLIDE THIS SHOWS THE
2 BIG DIP THAT OCCURRED DURING THE PANDEMIC AS OF THE MOST
3 RECENT YEAR THAT WE WERE ABLE TO GET DATA FROM, THIS IS FROM
4 THE CALIFORNIA JUDICIAL COUNCIL, 21,767 EVICTION LAWSUITS WERE
5 FILED IN THE REGION IN FISCAL YEAR JULY TO JUNE SO THAT MET OR
6 EXCEEDED PRE-PANDEMIC LEVELS IN 8 OF 9 COUNTIES BECAUSE OF THE
7 TIMING OF THE STUD THE REMAINS TO BE SEEN HOW THESE
8 CIRCUMSTANCES ARE SOLVE OVER TIME BUT THIS IS THE MOST
9 RECENT INFORMATION WE WERE ABLE TO GATHER THAT DOES FALL IN
10 THAT POST EVICTION MORATORIUM PERIOD. NEXT SLIDE PLEASE. AS I
11 MENTIONED IT'S EASIER HERE TO SEE THE DIFFERENCES THAT WE SEE
12 IN THAT PRE-PANDEMIC AND POST-PANDEMIC FISCAL YEAR. SO, YOU
13 CAN SEE HERE THAT MOST COUNTIES HAD AT LEAST A SLIGHT
14 INCREASE, IF NOT CLOSE TO THE SAME RATE AS BEFORE THE
15 PANDEMIC. NEXT SLIDE PLEASE. KEY QUESTIONS WAS TO UNDERSTAND
16 THE CAUSE OF EVICTION UNFORTUNATELY IN THE DATA WE WERE ABLE
17 TO OBTAIN FROM THE SUPERIOR COURTS CAUSE WAS NOT COLLECTED,
18 NOT AVAILABLE TO US. WE UTILIZED NOTICED EVICTION INFORMATION
19 YOU SEE HERE HAYWARD MOUNTAIN VIEW SAN JOSE OAKLAND BERKELEY
20 AND RICHMOND COLLECT THIS NOTICE DATA INCLUDING THE CAUSE MANY
21 NOTICE PROGRAMS HAVE CAUSE BUT DON'T SHARE THIS DATA, NON-
22 PAYMENT IS BY FAR THE LEADING CAUSE UNSURPRISING GIVEN
23 NATIONAL TRENDS AND GIVEN WHAT WE KNOW ABOUT RENT BURDEN AND
24 THE HIGH COST OF HOUSING COMPARED TO INCOMES IN OUR REGION.
25 NEXT SLIDE PLEASE. AS I DESCRIBED IN THAT SLIDE GOING OVER THE

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1 DIFFERENT STAGES OF THE EVICTION PROCESS, A DEFAULT JUDGMENT
2 OCCURS WHEN A TENANT DOES NOT RESPOND TO AN EVICTION FILING
3 AND THEY AUTOMATICALLY LOSE THEIR CASE. DEFAULTS CAN HAPPEN
4 FOR MANY REASONS BUT ARE IMPORTANT DATA POINT BECAUSE THEY
5 MEAN THAT A TENANT LIKELY DID NOT ACCESS OR RECEIVE SERVICES
6 THAT COULD HAVE HELPED ADDRESS THIS ADDICTION -- NOT ADDICTION
7 -- [LAUGHTER] EVICTION OR HOUSING INSTABILITY AND IT MEANS
8 THAT THEY ALMOST CERTAINLY DID MOVE OUT OF THEIR HOUSING WE
9 CAN SEE THE ESTIMATED 37% OF EVICTION LAWSUITS RESULTED IN
10 DEFAULT JUDGMENTS IN JULY 2022, 2023 AGAIN THAT'S THE MOST
11 RECENT YEAR WE WERE ABLE TO OBTAIN FOR DIFFERENT DATA YOU WILL
12 NOTICE THE DATA I'M SHARING THAT'S BECAUSE WE WERE DRAWING
13 FROM THE BEST AVAILABLE SOURCE. A RANGE REPRESENTED FOR SONOMA
14 AND MARIN RANGES WERE USED WHERE WE HAD CONFLICTING DATA
15 SOURCES SO FOR BOTH OF THOSE COUNTIES OBTAINED DATA FROM THE
16 SUPERIOR COURT AND CALIFORNIA JUDICIAL COUNCIL WE REPRESENTED
17 BOTH STATISTICS THERE BECAUSE EACH OF THOSE DATA SOURCES
18 CONFLICTED WE WEREN'T SURE WHAT TO MAKE OF THAT CONSIDERING
19 THE CALIFORNIA JUDICIAL COUNCIL COLLECTS THEIR DATA FROM THE
20 SUPERIOR COURT BUT WE WANTED TO MAKE SURE THAT INFORMATION IS
21 AS ACCURATE AS POSSIBLE. NEXT SLIDE PLEASE. SO, WE ALSO WERE
22 NOT ABLE TO -- YOU WILL NOTICE THIS COMES UP LILT A LOT AND
23 THIS BOTH THE DRIVE OF THE STUDY IN OUR FINDINGS WHICH IS DATA
24 IS HARD TO OBTAIN IN THE FORMAT THAT WE NEEDED WE WERE NOT
25 ABLE TO OBTAIN USEABLE DATA ON TENANT AND LANDLORD

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1 REPRESENTATION FOR MOST COUNTY SUPERIOR COURTS WE WERE ABLE TO
2 RECEIVE FROM SAN FRANCISCO AND SAN MATEO COUNTIES
3 INDEPENDENTLY THEREFORE FELT THIS DATA WAS RELIABLE ENOUGH TO
4 USE IN THIS STUDY NOTING HERE THAT REPRESENTATION IS ONLY ONE
5 DATA POINT IN THE ENTIRE EVICTION PROCESS IT'S A COMPLICATED
6 LEGAL PROCESS IT CAN MOVE SWIFTLY THEREFORE REPRESENTATION IS
7 THOUGHT TO BE A VERY IMPORTANT PIECE OF HELPING ANY -- EITHER
8 LANDLORD OR TENANT THROUGH THE PROCESS. AS YOU CAN SEE IN SAN
9 MATEO AND SAN FRANCISCO COUNTIES LANDLORDS WERE FAR MORE
10 LIKELY TO BE REPRESENTED BY ATTORNEY THAN TENANTS IN JULY 2022
11 TO JUNE 2023 RATES ARE CONSISTENT WITH NATIONAL STICKS
12 NATIONALLY ABOUT 4% OF TENANTS AND 83% OF LANDLORDS ARE
13 REPRESENTED IN EVICTION CASES THE REASON TO BELIEVE THESE
14 PATTERNS MAY BE SIMILAR IN OTHER COUNTIES NOTE THE RATE IS
15 QUITE A BIT HIGHER AT 45% IN SAN FRANCISCO IS THE ONLY CITY OR
16 COUNTY IN THE BAY AREA WITH TENANT RIGHT TO COUNSEL WHICH
17 MEANS THAT IF A TENANT REQUESTS REPRESENTATION THEY WILL BE
18 ABLE TO OBTAIN IT SO AGAIN NOT EVERY TENANT DOES RECEIVE
19 REPRESENTATION THEY MAY DID NOT SEEK ASSISTANCE MAYBE MOVED
20 OUT WITHOUT REPRESENTATION BUT THAT'S WHY YOU SEE THE HIGHER
21 PERCENTAGE THERE. NEXT SLIDE. WE ATTEMPTED TO UNDERSTAND WHAT
22 IMPACT TENANT REPRESENTATION HAS ON THE OUTCOMES OF A CASE.
23 AND, AGAIN, THERE ARE VERY FEW DATA POINTS TO USE FOR THIS BUT
24 WE LOOKED AT HOW OFTEN JUDGES ISSUED COURT ORDERS FOR EVICTION
25 WHEN REPRESENTATION WAS PRESENT VERSUS NOT. AND WE COULD SEE

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1 BY COMBINING THE DATA FOR SAN FRANCISCO AND SAN MATEO COUNTY
2 THAT IN FISCAL YEAR 2022, AND 2023 JUDGES IN THESE CANDIDATES
3 ISSUED COURT ORDERS FOR EVICTION 48% OF THE TIME WHEN THE
4 TENANT WAS NOT REPRESENTED VERSUS 17% OF THE TIME WHEN A
5 TENANT DID HAVE REPRESENTATION. SO THIS IMPACT OF HAVING
6 REPRESENTATION FOR TENANTS. I WANT TO GIVE AN ASTERISK HERE
7 THAT DUE TO THE CAPACITY CONSTRAINTS FROM TENANT LEGAL
8 SERVICES, OFTEN THOSE ORGANIZATIONS ARE FORCED TO PRIORITIZE
9 CASES. SO, THEY MAY BE PRIORITIZING CASES THAT HAVE A
10 STRONGER, YOU KNOW, STRONGER CASE, AND ARE MORE LIKELY TO BE
11 ABLE TO WIN. SO, THAT'S AN ASTERISK THERE, BUT WE DIDN'T TO
12 SHARE THIS INFORMATION ARE AS ONE IMPORTANT DATA POINT. NEXT
13 SLIDE PLEASE. I I KNOW THIS IS A DATA HEAVY PRESENTATION I
14 APPRECIATE YOU BEARING WITH ME HERE. WE TRIED TO LOOK AT
15 DISPROPORTIONATILITY AGAIN THIS IS DEMOGRAPHICS NOT COLLECTED
16 AS PART OF RECORDS BUT WE COULD LOOK AT LOCATION
17 DISPROPORTIONATILITY AND IMPACTS SO WE CAN SEE EQUITY PRIORITY
18 COMMUNITIES WHERE AS A METRIC THAT ARE AN INDEX THAT MTC USES
19 TO UNDERSTAND COMMUNITIES BASED ON RACE AGE LANGUAGE
20 PROFICIENCY INCOME SEVERAL OTHER METRICS WE SEE THAT SHERIFF
21 LOCK OUTS WERE LOCATED IN EPC TRACKS 53% OF THE TIME FOR
22 EXAMPLE, SAN FRANCISCO WHILE 28% OF TOTAL RENTER HOUSEHOLDS
23 ARE LOCATED IN THOSE TRACKS WE CAN SEE MULTIPLE COUNTIES
24 DISPROPORTIONATILITY WHERE SHERIFF LOCK OUT EVICTIONS ARE
25 TAKING PLACE-BASED ON THOSE DEMOGRAPHICS I'M GOING TO SHIFT

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1 SEGUE INTO OUR REGIONAL REPORT. I'M GOING TO GO THROUGH
2 QUICKLY HERE THE FUNDAMENTAL RESEARCH QUESTIONS TO THE WHOLE
3 PROJECT WAS TO UNDERSTAND TO THE EXTENT WHICH THERE ARE LEGAL
4 SERVICE ORGANIZATION AVAILABLE OVERALL THE RESEARCH SHOWED
5 THERE IS CONCERNED CAPACITY THROUGHOUT THE REGION TO SERVE
6 TENANTS LEGAL SEEKING THESE SERVICES TO HELP WITH EVICTIONS OR
7 ISSUES LIKE HARASSMENT EVICTIONS HABITABILITY ISSUES
8 NEGOTIATING LEASES OTHER AND TENANT LANDLORD RELATIONSHIPS OR
9 IF THEY RECEIVE SUPPORT FROM ADVANCE COULD AVOID EVICTION OR
10 AVOID PROGRESSING TO THE EVICTION STAGE. THIS FIRST CHART WE
11 LOOKED AT TURNING CAPACITY TO TENANT CAPACITY TO REPRESENT
12 EVICTION CASES THE DOTTED LINE AT THE BOTTOM RECOMMENDED
13 CLIENT LOAD 40 TO 50 CLIENTS PER YEAR WE SEE QUITE AWE FEW
14 MORE CASES PER ATTORNEY THAN THE RECOMMENDED LOAD IN EACH
15 COUNTY WITH SOME CANDIDATES BEING AT A MUCH HIGHER END OF
16 THAT. NEXT SLIDE PLEASE. WE ALSO LOOKED AT CITY AND COUNTY
17 FUNDING OF TENANT LEGAL SERVICES AS AN INDICATOR OF CAPACITY.
18 SO, WE CAN SEE AGAIN SAN FRANCISCO AS AN OUTLIER WHERE THERE
19 IS A TENANT RIGHT TO COUNSEL WE SEE HIGHER RATE OF INVESTMENT
20 THAN THE REST OF THE REGION WE ALSO SAW DIVERSE MIX OF CITY
21 VERSUS COUNTY FUNDING FOR EXAMPLE, IN MARIN COUNTY COUNTY IS
22 THE SOLE GOVERNMENT FUNDER OF TENANT LEGAL SERVICES CITY
23 FUNDING AND SOLANO COUNTY THERE IS ONLY CITY FUNDING AND NO
24 COUNTY FUNDING WE SEE A MIXTURE OF INVESTMENT BUT GENERALLY
25 COMPARING THOSE TWO DIFFERENT DATA POINTS ON ATTORNEY

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1 AVAILABLE AND FUNDING WE SEE A RELATIONSHIP. NEXT SLIDE
2 PLEASE. LASTLY I'M NOT GOING TO READ THESE QUOTES OUT BUT WANT
3 TO HIGHLIGHT WE DID HEAR ABOUT BARRIERS FOR SPECIFIC
4 POPULATIONS IN ADDITION TO OVERALL CONSTRAINED CAPACITY WE
5 HEARD BOTH IN SURVEY AND IN INTERVIEWS THAT I MENTIONED
6 SEVERAL POPULATIONS ARE HAVING A MORE DIFFICULT TIME ACCESSING
7 SERVICES THAN OTHERS IN PARTICULAR FARM WORKERS AND
8 UNDOCUMENTED RESIDENTS ARE LESS LIKELY TO BE ABLE TO RECEIVE
9 HELP THAT COULD EITHER BE FROM CONSTRAINT IN THE FEDERAL FUND
10 THAT'S PROVIDED TO TENANT LEGAL SERVICE ORGANIZATIONS, IN SOME
11 CASES SOLANO AND NAPA COUNTIES THERE ARE NO TENANT LEGAL
12 SERVICE PROVIDERS THAT HAVE FUNDING CAPABILITY EVER SERVING
13 UNDOCUMENTED RESIDENTS, AND ALSO JUST HIGHLIGHTED IN THIS
14 QUOTE, THERE IS A LACK OF TRUST AND A FEAR OF SEEKING HELP AS
15 WELL N OFTEN IN THOSE COMMUNITIES. AND ALSO WE SAW GENERALLY
16 RESIDENTS IN MORE RURAL AND REMOTE AREAS OF THE REGION AS MORE
17 DISCONNECTED AND HAVING A MORE DIFFICULT TIME FINDING SERVICES
18 THAN PEOPLE IN URBAN AND TRANSPORTATION RICH AREAS. NEXT
19 SLIDE. IN ADDITION TO WHETHER SERVICES ARE AVAILABLE WE LOOKED
20 AT CONSTRAINTS IMPACTS PROVISION WHAT DECISIONS THAT PROVIDERS
21 ARE MAKING GIVEN CONSTRAINT. A FEW THINGS HIGHLIGHTING
22 EVICTION CASES ARE BEING PRIORITIZED OVER OTHER HOUSING ISSUES
23 THINGS LIKE HARASSMENT HABITABILITY OR LEASE NEGOTIATIONS MAY
24 NOT BE GETTING SAME LEVEL OF SERVICE LOWER LEVEL OF SERVICE
25 PROVIDED TO TENANTS IN MOST ORGANIZATIONS WHERE THEY MIGHT

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1 HAVE WANTED OR NEEDED FULL SCOPE REPRESENTATION THEY MAY
2 RECEIVE BRIEF CONSULTATION OR LIMITED SCOPE REPRESENTATION.
3 ALSO TRIAGING SO OFTEN ORGANIZATIONS ARE TRIAGING CLIENTS
4 BASED ON URGENCY LEGAL CHARACTERISTICS, AND PERCEIVED IMPACT
5 OF SERVICES FOR EXAMPLE, SCHOOL AGE CHILDREN OR ELDERLY FOLKS
6 MAY BE PRIORITIZED BECAUSE THEY'RE GOING TO HAVE A HARDER TIME
7 FINING OTHER APPROPRIATE HOUSING IF THEY'RE FORCED TO LEAVE
8 THEIR UNIT. THEN LASTLY WE SEE ADJUSTMENT TO THE DEPTH AND
9 BREADTH OF SERVICES TO MAKE THE MOST OF THOSE LIMITED
10 RESOURCES. NEXT SLIDE PLEASE. SO, WITH THAT, I AM GOING TO
11 CONDITION COLLUDE. CONCLUDE. AS YOU CAN SEE FROM THE HIGH-
12 LEVEL SUMMARY THERE IS A LOT OF RICH INFORMATION I APPRECIATE
13 YOU BEARING WITH ME I WANT TO ACKNOWLEDGE THAT BECAUSE THE
14 STUDY HAD REGIONAL LENS THERE IS A LOT OF LOCAL CONTEXTS THAT
15 COULD BE EXPLORED MUCH MORE IN-DEPTH AND QUESTIONS THAT COULD
16 BE EXPLORED THROUGH FURTHER RESEARCH SO I'LL CONCLUDE MY
17 PRESENTATION AND HAPPY TO TAKE QUESTIONS. I'M AVAILABLE.

18

19 **CHAIR, BELIA RAMOS:** THANK YOU SO MUCH. I THINK WE DO ALL
20 REALLY APPRECIATE HAVING THAT LENS ON WHAT THE STATE OF
21 DISPLACEMENT IS AT THIS MOMENT. BECAUSE IT DOES WEIGH INTO
22 WHAT OUR NEXT STEPS WILL BE AS AN ORGANIZATION HERE. I'LL TURN
23 NEXT TO COMMISSIONER SCHAFF.

24

25 **LIBBY SCHAAF:** THANK YOU. IT IS DISAPPOINTING IN THE YEAR 2025

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1 TO HEAR HOW MUCH -- HOW HARD IT WAS FOR YOU TO GET BASIC
2 EVICTION DATA FROM OUR COURTS. AND I'M CURIOUS [LAUGHTER]
3 WHETHER ANY OF THE TENANT RIGHTS ORGANIZATION, ARE ANY OF THE
4 ORGANIZATION ADVOCACY GROUPS LOOKING AT POTENTIAL LEGISLATION
5 I MEAN THE OPEN DATA MOVEMENT IS SOMETHING THAT IS DECADES OLD
6 ESPECIALLY HERE IN OUR TECHNO LOGICALLY ADVANCED BAY AREA,
7 JUST CURIOUS WHETHER THIS DISCUSSION OF OPEN DATA REQUIREMENT
8 BECAUSE THERE IS SO MUCH RICHER INFORMATION YOU COULD HAVE
9 GOTTEN OUT OF THIS EXERCISE IF YOU WEREN'T HAVING TO STRUGGLE
10 TO GET WHAT SHOULD BE EASILY PUBLICLY OBTAINABLE DATA IN
11 READABLE FORMAT JUST AUTOMATICALLY GOES INTO ALL OF OUR
12 DATABASES JUST CURIOUS ABOUT THE OPEN DATA FIGHT.

13

14 **IRENE FARNSWORTH:** I APPRECIATE THAT OPPORTUNITIES FOR
15 STRENGTHENING THE DATA ECOSYSTEM KIND OF OUT OF OUR WORK THAT
16 IS HIGHLIGHTED IN SOME OF OUR CONCLUSIONS WE DID RECEIVE SOME
17 INTEREST FROM STATE LEGISLATURE WHEN WE PUT THIS RESEARCH OUT
18 IN EXPLORING THAT AT THE STATE MY UNDERSTANDING IS THAT
19 PREVIOUS EFFORTS HAVE NOT MADE IT TO THE FINISH LINE TO
20 INCREASE DATA AVAILABILITY BUT YOU KNOW THIS ISN'T JUST A BAY
21 AREA ISSUE BECAUSE EVERY COUNTY THAT'S GOING TO TRY TO GET
22 THIS DATA WOULD PROBABLY HAVE SIMILAR EXPERIENCE. WHOO I HEARD
23 COMMUNICATING OFTEN WITH THE COURTS THERE IS PROBABLY CAPACITY
24 ISSUES EACH COURT IS MAINTAINING DATA DIFFERENTLY THERE IS A
25 BIT OF VARIATION THAT'S GOING TO MAKE THIS EXERCISE PROBABLY

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1 SOMEWHAT CHALLENGING REGIONALLY AND DATA MAINTENANCE TAKES
2 STAFF AND INFRASTRUCTURE SO I THINK IN ADDITION TO EXPLORING
3 MAKING MORE FIELDS AVAILABLE, I THINK THE CJC REPRESENTS
4 OPPORTUNITY WE COULD JUST HAVE MORE FIELDS AVAILABLE THROUGH
5 WHAT DATA THEY COLLECT OR HAVE THE DATA COLLECTED MORE OFTEN
6 SO THERE IS DEFINITELY A LOT OF OPPORTUNITY THERE.

7

8 **CHAIR, BELIA RAMOS:** THANK YOU. COMMISSIONER LEE?

9

10 **THANK YOU VERY MUCH. VERY COMPREHENSIVE PRESENTATION, JUST A**
11 **COUPLE OF QUESTIONS, YES ON DATA, BUT WERE YOU ABLE TO**
12 **DETERMINE, I GUESS ANECDOTALLY, FOR THOSE WHO WERE EVICTED,**
13 **THE OUTCOME, DO THEY END UP WITH FAMILY, MOVING OUT OF THE**
14 **REGION FIND ON THE STREETS OR FINDING OTHER PLACES TO RENT DO**
15 **WE KNOW WHAT HAPPENS AFTER THAT?**

16

17 **IRENE FARNSWORTH:** THAT'S A REALLY GOOD QUESTION AND ONE THAT
18 ISN'T TRACKED IN OUR DATA BUT WE DID LOOK AT IN MY PAROLE I
19 HAVE BEEN IN CLOSE CONTACT WITH THE FOLKS AT URBAN
20 DISPLACEMENT PROJECT AND THROUGH UCSF'S REALLY INCREDIBLE
21 STUDY TOWARDS UNDERSTANDING HOMELESSNESS, CALIFORNIA'S STUDY
22 OF PEOPLE EXPERIENCING HOMELESSNESS WE CAN SEE THAT THERE --
23 THERE IS A LOT OF PEOPLE LEAVING THE REGION, THERE IS A LOT OF
24 PEOPLE SCRAPPING THINGS TOGETHER WITH WHAT THEY CAN, AND THAT
25 MAY BE LIVING IN SUBSTANDARD HOUSING, THAT MAY BE MOVING

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1 FURTHER AWAY, THAT MAY BE LIVING IN OVERCROWDED CONTINUES, OR
2 AS THAT UCSF STUDY SHOWS, I DON'T WANT TO MISQUOTE IT, BUT A
3 SUBSTANTIAL PERCENTAGE OF THE PEOPLE THAT WERE INTERVIEWED FOR
4 THAT PROJECT, WHICH IS ABOUT, I THINK IT WAS 3500 PEOPLE
5 INTERVIEWED FOR THAT PROJECT A SUBSTANTIAL NUMBER HAD BECOME
6 HOMELESS DIRECTLY FROM A LEASEHOLDING SITUATION WHICH COULD
7 HAVE AN EVICTION THERE IS CERTAINLY THAT WHOLE RANGE BUT THE
8 STUDY WASN'T ABLE TO GET ANY NEW DATA ON KIND OF WHAT HAPPENS
9 NEXT AS A RESULT OF AN EVICTION.

10

11 **CHAIR, BELIA RAMOS:** SOUNDING LIKE THERE IS GOING TO BE A
12 REFERRAL TO THE LEGISLATION COMMITTEE FOR BETTER FORMS COMING
13 FROM THE CALIFORNIA JUDICIAL COUNCIL.

14

15 **GINA PAPAN:** THANK YOU VERY MUCH. BIG PICTURE WISE SUCH A HUGE
16 NUMBER OF PEOPLE BEING EVICTED FOR NON-PAYMENT SINCE THIS IS
17 BAHFA WE FOCUS ON PRESERVATION IS THERE A WAY TO GET FROM THIS
18 STUDY A WAY WE CAN KEEP PEOPLE IN THEIR HOMES SO THEY'RE NOT
19 EVICTED OUR SENIOR PROGRAM HAS BEEN HIGHLY SUCCESSFUL AND AS
20 MR. SAFER SAID DOING GOOD IN THE COMMUNITY MAKING A DIFFERENCE
21 NOW IS THERE A WAY TO GET TO PEOPLE? BECAUSE THAT'S THE
22 BIGGEST WE'RE LOOKING AT HERE TO REALLY HELP THEM OUT SO THAT
23 THEY'RE NOT EVICTED.

24

25 **CHAIR, BELIA RAMOS:** I'M GOING TO INTERJECT BEFORE I GO TO

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1 STAFF ON THAT, I HAVE HAD OPPORTUNITY TO WORK WITH ALL HOME
2 AND THE REGIONAL IMPACT COUNCIL AND THE WORK THAT THEY HAVE
3 DONE ACTUALLY THAT, IS ONE OF THE CHEAPEST DOLLARS, HOW DO YOU
4 PREVENT THE LINE OF HOMELESSNESS OF THE UNHOUSED FROM GREG.
5 SO, I THINK, YOU KNOW, THAT'S ONE OF THE THINGS THAT WE HAVE,
6 YOU KNOW, WE HAVE HEARD, WE HAVE PARTICIPATED IN THOSE
7 DISCUSSIONS, I THINK THAT'S KIND OF THE NEXT STEP WHEN WE LOOK
8 AT WHAT ARE THOSE POLICY RECOMMENDATIONS GOING FORWARD, AND
9 WITH THAT, STAFF WANTS TO ADD SOMETHING IN THERE.

10

11 **SPEAKER:** YEAH, I THINK YOU HAVE SAID IT CHAIR. YOU KNOW, IT IS
12 -- ONE OF THE FRUSTRATIONS OF DOING PILOT PROGRAMS LIKE THIS
13 IS WE KNOW WHAT WORKS ALREADY IN A LOT OF CASES, A LOT OF WORK
14 IN THE HOMELESSNESS PREVENTION PROGRAMS THROUGHOUT THE COUNTRY
15 AND DURING THE PANDEMIC PERIOD HAVING AVAILABILITY OF RENTAL
16 ASSISTANCE BEING ABLE TO HELP FOLKS STAY IN PLACE WE DO KNOW
17 WHAT WORKS IT'S A MATTER OF FUNDING AVAILABILITY GO AHEAD YES
18 PLEASE.

19

20 **LIBBY SCHAAF:** IF YOU LOOK AT YOUR CHART I WOULD SAY THAT IT
21 DISPROVES THAT. THE RENT SUBSIDY IS A SHORT-TERM FIX IT'S A
22 BAND-AID IT'S NOT ACTUALLY FIXING THE UNDERLYING PROBLEM WHICH
23 THERE IS A DISCONNECT BETWEEN EARNINGS THAT PEOPLE MAKE IN
24 THIS REGION AND WHAT THE COST OF RENT IS. SO, I DON'T WANT TO
25 NOT -- BECAUSE YOU SEE HOW WE HAVE THE EVICTION MORATORIUM,

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1 AND THEN WHEN IT GOES AWAY, IT GOES EVEN HIGHER, RIGHT? IT
2 JUST DELAYED. IT DID NOT SOLVE. SO, I JUST -- I THINK IT'S --
3 WE HAVE GOT TO GET TO ROOT CAUSES GO UPSTREAM IT'S A HEADER
4 ARDER CONVERSATION THAN JUST A GRANT PROGRAM.

5

6 **IRENE FARNSWORTH:** APPRECIATE THAT IT POINT BACK TO THE THREE
7 P'S WE NEED TO HAVE MORE AFFORDABLE HOUSING YEAH IT'S ALL THE
8 THINGS.

9

10 **CHAIR, BELIA RAMOS:** CHAIR ROMERO.

11

12 **CHAIR, CARLOS ROMERO, ABAG HC:** I'M REPEATING WHAT OTHER FOLKS
13 HAVE SAID, I'M CLEARLY -- I HAVE BEEN INVOLVED IN THE HUD
14 FUNDED STUDY BAY AREA PROSPERITY PLAN 11 YEARS AGO AS A
15 CONSULTANT LOOKING AT SOME OF THESE ISSUES RELATED TO
16 DISPLACEMENT, EVICTION NUMBERS, RELATIVITY LARGE AND
17 COMPREHENSIVE, IT WAS CLEAR BACK THEN THAT THE INFORMATION WE
18 NEEDED TO TRACK AND UNDERSTAND EVICTIONS WASN'T THERE. IT'S A
19 LITTLE BETTER BUT IT'S NOT GREAT AND CERTAINLY AS YOU SAID,
20 CHAIR, PERHAPS BRINGING THIS TO THE LEGISLATION COMMITTEE,
21 FINDING SOME MEMBERS WHO MIGHT BE WILLING TO CREATE
22 LEGISLATION THAT REQUIRES CERTAIN TYPE OF REPORTING THAT
23 ALLOWS US TO GET DEEPER INTO THESE ISSUES. AND LET ME GIVE YOU
24 A GOOD EXAMPLE. THIS COULD ACTUALLY BENEFIT LANDLORDS AS WELL
25 AS TENANTS. BECAUSE IF LANDLORDS DON'T HAVE TO GO THROUGH,

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1 LET'S SAY, A LENGTHY LEGAL PROCESS IN WHICH THEY'RE PAGAN
2 ATTORNEY, 100, 200, TO \$300 AN HOUR TO EVICT SOMETHING, IF
3 THEY'RE REPRESENTED AND THEY CAN HAVE SOME ALTERNATIVE
4 RESOLUTION THROUGH THE USE OF A TENANT, THROUGH THE USE OF AN
5 ATTORNEY, I THINK WE WIND UP SAVING MONEY ON BOTH SIDES OF THE
6 COIN, OR HOWEVER WE WANT TO SAY IT, ALSO, AND I THINK ALSO
7 PROTECTING FOLKS WHO MAY, INDEED, BE EVICTED BECAUSE THEY
8 CAN'T AFFORD THE HOUSING, BECAUSE, CLEARLY, AS I THINK
9 COMMISSIONER SCHAFF HAS SAID, OR DIRECTOR SCHAFF HAS SAID, WE
10 HAVE A DISCONNECT BETWEEN INCOMES AND HOUSING COST. BUT I
11 REALLY DO THINK THAT WITH THIS INFORMATION, WE CAN BENEFIT
12 BOTH SIDES OF THE COIN, RIGHT? BUT WITHOUT THE INFORMATION, WE
13 FLY BLIND. THIS IS A LOT MORE INFORMATION THAN WE WERE ABLE TO
14 GET 14 YEARS AGO -- DID I SAY 14 -- 15 -- EXCUSE ME, 2014
15 ACCIDENT WHICH WAS 11 YEARS AGO. THE I WOULD URGE US TO PUT
16 THIS ON OUR CALENDAR TO SAY OKAY HOW CAN WE WORK WITH STATE
17 LEGISLATORS TO GET MORE OF THIS INFORMATION THAT I THINK
18 ULTIMATELY BENEFITS BOTH SIDES. THANK YOU.

19

20 **CHAIR, BELIA RAMOS:** I'M GOING TO GO TO COUNCIL MEMBER ECKLUND.
21 MUTED. MUTED.

22

23 **PAT ECKLUND:** AM I MUTED?

24

25 **CHAIR, BELIA RAMOS:** NOW YOU'RE GOOD.

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1

2 **PAT ECKLUND:** OKAY. THANK YOU. YOU KNOW WHAT? I TOTALLY AGREE.
3 I WOULD LOVE TO HAVE US REALLY HAVE MORE DISCUSSION AND -- AND
4 SHARING OF THE INFORMATION ABOUT THIS. AND YOUR PRESENTATION
5 WAS ABSOLUTELY OUTSTANDING. SOME OF YOU KNOW THAT MY MOM IS
6 98, AND WE HAVE HAD HIRED CARE GIVERS BECAUSE I FRACTURED MY
7 SHOULDER AND IT'S A 24-HOUR THING NOW, YOU KNOW, THE CARE
8 GIVERS ARE HIRING AND I'M HEARING A LOT OF THE ISSUES THAT
9 THEY'RE HAVING WITH THEIR HAND LORDS, AND IT'S SOMETHING THAT
10 I'M PERSONNEL VERY INTERESTED IN TRYING TO GET MORE INVOLVED
11 WITH IN MARIN. AND I'M VERY CURIOUS IF WE CAN START SHARING
12 INFORMATION BETWEEN COUNTIES ON, LIKE, FOR EXAMPLE, AND
13 BETWEEN CITIES, LIKE, WHAT FUNDING OPTIONS ARE AVAILABLE TO
14 CITIES AND COUNTIES TO HELP GET THE FUNDS IN ORDER TO HELP
15 RENTERS WITH POTENTIAL THREATS OF EVICTION. AND/OR ACTUAL
16 EVICTIONS. SOME OF THE THINGS THAT I'M HEARING, IT'S VERY
17 DISTURBING TO ME, AND IT'S -- WITH PEOPLE THAT -- TEAR JUST
18 TRYING TO MAKE A LIVING OF THE THEY'RE JUST TRYING TO LIVE
19 DAY-TO-DAY. BUT I DON'T HAVE THIS INFORMATION. SO, I THINK
20 THAT ABAG AND BAHFA COULD PROVIDE, I THINK, A HUGE OPPORTUNITY
21 TO HELP EDUCATE ELECTED OFFICIALS AND CITIES OF WHAT CAN BE
22 DONE, AND DO A COMBINED EFFORT. BUT, SO, IT -- SINCE IT'S
23 CLEAR THERE IS A RELATIONSHIP BETWEEN, YOU KNOW, THE -- BEING
24 ABLE TO PAY FOR REPRESENTATION, AND WHOO YOU'RE GOING TO GET A
25 FAIR DEAL OUT OF COURT, YOU'RE PROBABLY NOT GOING TO, BECAUSE

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1 THE COURTS ARE, SORT OF, THE LAST RESORT. A LOT OF PEOPLE
2 WON'T FIGHT IT, BECAUSE THEY DON'T HAVE THE MULTIPLE TO DO IT.
3 AND THEY JUST WILL TRY TO FIND OTHER HOUSING, WHICH MAY NOT BE
4 CLEAN, OR WHATEVER, IS WHAT I HAVE BEEN HEARING. SO, DO YOU
5 HAVE A LIST OF POTENTIAL FUNDING OPTIONS FOR CITIES AND
6 COUNTIES THAT WE CAN START AT LEAST TRYING TO DEVELOP A
7 PROGRAM SO THAT THERE ARE FUNDING, THERE IS FUNDING AVAILABLE
8 FOR RENTERS THAT THEY CAN HIRE REPRESENTATION?

9

10 **IRENE FARNSWORTH:** JUST TO CLARIFY, THIS WOULD BE FUNDING
11 AVAILABLE TO RENTAL ASSISTANCE, OR FOR LEGAL SERVICES. BECAUSE
12 IN --

13

14 **PAT ECKLUND:** LEGAL SERVICES. BUT ESPECIALLY IF A LANDLORD,
15 THEY'RE PAYING THEIR RENT, BUT THEY'RE BEING THREATENED WITH
16 EVICTION FOR OTHER CAUSES, FOR EXAMPLE.

17

18 **IRENE FARNSWORTH:** I UNDERSTAND. TENANT LEGAL SERVICES ARE
19 CURRENTLY THERE ARE FREE TENANT LEGAL SERVICES AVAILABLE IN
20 EVERY COUNTY, JUST WITH MIXED AVAILABILITY IN TERMS OF THE
21 CONSTRAINT. SO, IN MARIN COUNTY, THERE IS A ROBUST TENANT
22 LEGAL SERVICES SYSTEM, I'M HAPPY TO COMMUNICATE WITH YOU ABOUT
23 THAT. AND IN TERMS OF FUNDING, I THINK THIS'S RALLY A LOCAL
24 QUESTION OF WHAT FUNDING IS FLEXIBLE ENOUGH TO BE ABLE TO USE
25 FOR THIS. BUT, OTHERWISE, YOU KNOW, IT WOULD BE KIND OF A

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1 LOCAL FUNDING LANDSCAPE, BUT HAPPY TO CONNECT WITH YOU OFFLINE
2 AS WELL ABOUT THAT.

3

4 **PAT ECKLUND:** THANK YOU VERY MUCH I REALLY APPRECIATE THAT A
5 LOT. THANK YOU.

6

7 **CHAIR, BELIA RAMOS:** I'LL GO SAN JOSE THEN GO TO OAKLAND.

8

9 **SPEAKER:** THANK YOU CHAIR. I WANT TO THANK STAFF FOR ALL THE
10 WORK, I THINK IT'S AN IMPORTANT POINT TALKING ABOUT AND
11 LOOKING AT OUR THREE P'S, AND THE PRESERVATION POINT, I GROUP
12 IF AN OWNED HOME AND HAVE DONE SOME WORK FAMILIAR WITH THE
13 EVICTION PROCESS BUT I ALSO LIVED AS A RENTER FAMILY CURRENTLY
14 HAVE EXPERIENCED THAT AS WELL, YOU KNOW, LANDLORDS, AND I HAVE
15 SEEN WHERE THERE HAS BEEN THREAT OF EVICTION FOR SELLING UNITS
16 FOR NOT BEING ABLE TO FIX THINGS THAT SHOULD BE FIXED FOR
17 HABITABILITY, AND PEOPLE CAN JUST LEAVE, WHERE I'M ABLE TO
18 ADVOCATE FOR MYSELF AND MY FAMILY, I CERTAINLY HAVE SEEN THOSE
19 THAT ARE NOT AND THAT'S WHAT REALLY WORRIES ME IS THAT GROUP
20 OF PEOPLE, ARE AS EVERYBODY, I MEAN, PEOPLE ARE WORKING,
21 THEY'RE BUSY, BUT CERTAINLY THOSE WHO AREN'T AUDIBLE TO
22 ADVOCATE THIS IS REALLY IMPORTANT FOR US I'M GOING TO JUMP
23 AHEAD AND SAY I WONDER IF THERE IS SOME TYPE OF PROGRAM AND
24 I'M SURE OTHERS ARE THINKING ABOUT AS WELL, FOR EXAMPLE, WHERE
25 YOU HAVE A RENTAL HOUSING VOUCHER PROGRAM, PERHAPS WE COULD

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1 PROVIDE, ONCE WE DO GET SOME FUND OR MAYBE AUTO A PROGRAM WE
2 CAN LOOK INTO EVICTION AVOIDANCE WITH SOME TYPE OF A
3 GUARANTEE. SO, IF SOMEBODY IS UNABLE TO PAY THEIR RENT, THAT
4 THERE IS THE GUARANTEE WHEN THEY SIGNED THE LEASE THAT SOME
5 ABAG PROGRAM WOULD BE ABLE TO BUFFER THAT. BUT IT LOOKS LIKE
6 THAT MIGHT BE REALLY SOMETHING FOR US TO CONSIDER AND LOOK AT.
7 I'M ALSO INTERESTED TO FIND OUT, IT IS, FROM WHAT I DO KNOW
8 ACCIDENT IT IS REALLY COMMON THAT YOU DON'T HAVE
9 REPRESENTATION AND JUST SIMPLY BY DEFAULT THAT THEY WILL LOSE
10 THE CASE. SO, I THINK IT'S IMPORTANT FOR US TO WORK WITH THOSE
11 LOCAL GROUPS AND SEE HOW WE CAN SUPPORT OUR LEGAL PARTNERS
12 THAT ARE DOING THE WORK ON THE GROUND, AT THE COUNTY, WITH THE
13 CITIES, TO SEE WHAT THEY CAN PROVIDE OR WHAT ARE THE
14 CHALLENGES THAT THEY'RE FACING, MORE OF AN INFORMATIONAL TO
15 UNDERSTAND FROM THE PARTNERS, YOU KNOW, IS IT PURELY JUST
16 FUNDING, BUT ALSO I'M IMAGINING RESOURCES, SUCH AS LANGUAGE
17 AND, ALSO, CHALLENGES OF, FOR EXAMPLE, IN MORGAN HILL, MANY OF
18 THOSE ARE GOING TO TAKE -- YOU'RE GOING TO HAVE TO GET TO SAN
19 JOSE, IN INSTANCES, TO A CLINIC, TO -- AND I KNOW THAT IT'S
20 DIFFICULT FOR ME TO EVEN GET RESIDENTS FROM MORGAN HILL TO
21 GILROY, SO GETTING THEM UP TO SAN JOSE CAN BE A CHALLENGE AS
22 WELL. THOSE ARE COMMENTS I WANTED TO SHAREMENT THANK YOU VERY
23 MUCH FOR THIS INCREDIBLE RESEARCH. THANK YOU.

24

25 **CHAIR, BELIA RAMOS:** I'LL JUSTICE SAY I BELIEVE THAT FALLS GOAT

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1 CATEGORY OF PROJECTING AND I LOVE THAT THIS IS WHAT WE'RE ALL
2 THINKING OF WHERE DO WE GO THROUGH NEXT JUST BRINGING IT BACK
3 OF WHAT WE'RE LOOKING AT HERE IS THE DATA SET, THE LIMITED
4 UNIVERSE IN THAT DATA AND TRULY BEING ABLE TO THINK ABOUT HOW
5 WE MOVE FORWARD. SUPERVISOR FORTUNATO BAS. MUTED.

6

7 **NIKKI FORTUNATO-BAS:** BAS CAN YOU HEAR US NOW?

8

9 **CHAIR, BELIA RAMOS:** WE CAN.

10

11 **NIKKI FORTUNATO-BAS:** I'M USING MY COMPUTER AND IT'S NOT QUITE
12 WORKING IN OUR ROOM I'LL BE BRIEF THIS INFORMATION IS
13 INCREDIBLE I AM FULLY ON BOARD WITH THE CONTINUING TO GATHER
14 INFORMATION WE HAVE THE FULL PICTURE A COUPLE OF UPDATES FROM
15 ALAMEDA COUNTY 80% OF THE SALES TAX 1.4 BILLION TOWARD
16 HOMELESSNESS TO SHARE LAST NIGHT AUTHORIZED A FLEXIBLE HOUSING
17 POOL GOING TO ALLOW US TO HAVE ADMINISTRATION OF MULTIPLE
18 FUNDING SOURCES LOCAL STATE HOMELESSNESS FUNDING MENTAL HEALTH
19 SUPPORT FUNDING LIKE PROP ONE SO THAT WE CAN PROVIDE RENTAL
20 ASSISTANCE THAT'S GOING TO MAKE A HUGE DIFFERENT FOR PEOPLE
21 WHO ARE LOOKING TO STAY HOUSED. I MIGHT LEAVE IT THERE BECAUSE
22 WE HAVING SOME SOUND ISSUES I WANTED TO SHARE THAT I THINK
23 WE'RE ABLE TO MAKE PROGRESS IN SOME PLACES AND REALLY
24 IMPORTANT ESPECIALLY WITH THIS ADMINISTRATION RENTAL
25 ASSISTANCE, SO MANY IMFRANCE ARE FEARFUL PERHAPS NOT EVEN

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1 GOING TO WORK OR LOSING THEIR JOBS OR HAVING LOVED ONES MORE
2 SOURCES FOR RENTAL ASSISTANCE IS GOING TO BE IMPORTANT.

3

4 **CHAIR, BELIA RAMOS:** THANK YOU SUPERVISOR AND THE ECHO OF
5 SAYING YOUR MESSAGE TWICE, IT WAS AN IMPORTANT ENOUGH MESSAGE.
6 SO DULY NOTED. WE'LL MOVE ON TO VICE CHAIR MOTOYAMA.

7

8 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** THANK YOU. AND THANK YOU FOR
9 THIS REPORT THIS WAS DATA SUBSTANTIATING KIND OF WHAT WE KNOW
10 THE REASON YOU'RE BRINGING THIS TO US IS TO LET US THAN THERE
11 IS NO FUNDING TO KEEP DOING THIS. I WAS WONDERING, UNDER, KIND
12 OF THE -- YOU KNOW, ALL THE MODULES, IS THIS SOMETHING THAT'S
13 MORE FUNDABLE THAN OTHER PROGRAMS, AND THAT SHOWING THIS DATA
14 WOULD BE A COMPELLING STORY. SO, I'M JUST KIND OF WONDERING
15 WHERE THIS FALLS. I DO RESPECT THAT THERE IS -- YOU KNOW, WE
16 CAN'T ALL BE FUND-RAISING FOR EVERYTHING THAT IS NEEDED TO DO,
17 ALSO, I WANTED TO GET BACK TO COUNCIL MEMBER ECKLUND, YOU
18 KNOW, THERE ARE LOCAL SOLUTIONS THAT ARE VERY SMALL SCALE, IN
19 OAKLAND, WE HAVE TWO CANNABIS DISPENSARIES AND WE HAVE DECIDED
20 TO DEDICATED THE COMMUNITY BENEFITS DOLLARS TOWARDS PREVENTING
21 HOMELESSNESS AND SUPPORTING UNHOUSED PEOPLE. AND, SO, WE DID
22 CONTRACT WITH THE COUNTY FOR ADDITIONAL OUTREACH WORKERS, BUT
23 WE ALSO SET ASIDE CASH SO THAT WE CAN STEP IN, FOR WHATEVER IS
24 NEEDED, MOTEL VOUCHER, YOU KNOW, DEPOSIT, RENT SUPPORT FOR A
25 VERY SHORT PERIOD OF TIME, AND WE'RE TALKING, LIKE, \$15,000,

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1 SO IT'S NOT BIG MONEY, BUT IT HAS HAD A TREMENDOUS IMPACT. AND
2 SO, WE'RE ACTUALLY GOING TO DISCUSS ABOUT MAKING THAT POOL A
3 BIT BIGGER. BUT WE'RE A SMALL TOWN AND WE CAN DO THAT SO I
4 THINK OTHER JURISDICTIONS BEING POSSIBLY STEP UP AND DO MORE.
5 THANK YOU.

6

7 **CHAIR, BELIA RAMOS:** THANK YOU, VICE CHAIR. COMMISSIONER MILEY?

8

9 **NATHAN MILEY:** YES, JUST ONE THING TO ADD TO ALL OF THIS.
10 CARLOS AND LIBBY WERE TALKING, THEN NICK PE TALKED, Y /- --
11 NIKKI TALKED AS WELL I WANT TO SAY ONE OTHER THING WE HAVE
12 DONE IN ALAMEDA COUNTY WE HAVE PASSED A MANDATORY MEDIATION,
13 IT REDUCES EVICTIONS MANDATORY LANDLORD AND TENANT HAS TO DO
14 IT AND WE'RE HOPING THAT REDUCES EVICTIONS JUST FOR THE
15 UNINCORPORATED AREA.

16

17 **CHAIR, BELIA RAMOS:** THANK YOU AND WITH THAT I'M GOING MOVE TO
18 PUBLIC COMMENT.

19

20 **BOARD CLERK:** NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM NO
21 MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT NONE
22 IN THE ATTENDEE SPACE AND NONE AT THE TELECONFERENCE
23 LOCATIONS.

24

25 **CHAIR, BELIA RAMOS:** THANK YOU. I WANT TO SAY TO STAFF THANK

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1 YOU FOR SHOWING US WHAT WE DO KNOW ACCIDENT KNOW, HIGHLIGHTING
2 WHAT WE DON'T KNOW, AND SHOWING POINTING OUT WHERE WE NEED TO
3 GO. ADJOURNING OUR MEETING THE NEXT REGULARLY SCHEDULED
4 MEETING OF THE ABAG HOUSING COMMITTEE AND BAHFA OVERSIGHT
5 COMMITTEE IS SCHEDULED TO BE HELD AT 375 BEALE STREET HERE IN
6 SAN FRANCISCO WEDNESDAY OCTOBER 8TH ANY CHANGES TO THE
7 SCHEDULE WILL BE DULY NOTICED AND THE BAHFA OVERSIGHT
8 COMMITTEE IS ADJOURNED.

9

10 **CHAIR, CARLOS ROMERO, ABAG HC:** AND THE ABAG HOUSING COMMITTEE
11 IS ALSO ADJOURNED.

12

13 **SPEAKER:** THANK YOU. HAVE A GREAT