

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



NOVEMBER 08, 2023

1

2 **CLERK, FRED CASTRO:** DIRECTOR JOSEFOWITZ IS ABSENT. SUPERVISOR
3 MILEY IS ABSENT. COUNCIL MEMBER PAPAN?

4

5 **GINA PAPAN:** HERE.

6

7 **CLERK, FRED CASTRO:** SUPERVISOR PEDROZA?

8

9 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** HERE.

10

11 **CLERK, FRED CASTRO:** RONEN IS ABSENT. MAYOR THAO? IS ABSENT.
12 AND IF WE CAN DEPUTIZE SUPERVISOR CANEPA, PLEASE?

13

14 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** I'M GOING TO ASK
15 SUPERVISOR CANEPA TO BE DEPUTIZED.

16

17 **CLERK, FRED CASTRO:** THANK YOU. QUORUM IS PRESENT.

18

19 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** THANK YOU. ALL RIGHT. AT
20 THAT POINT, WE'RE GOING TO PROCEED TO PUBLIC COMMENT. I'LL ASK
21 IF THERE IS ANYONE IN THE BOARD CHAMBERS OR ANYONE ONLINE, AS
22 WELL?

23

24 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
25 THIS ITEM, ON THE BAHFA SIDE. THERE ARE NO MEMBERS OF THE



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1 ATTENDEE IN THE ZOOM ROOM. I'M SORRY. THERE IS. THERE ARE TWO
2 INDIVIDUALS IN THE ZOOM ROOM FOR COMMENT. LET ME PROMOTE --
3

4 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** FOR GENERAL PUBLIC
5 COMMENT?
6

7 **CLERK, FRED CASTRO:** GENERAL PUBLIC COMMENT. SCOTT LITTLEHALE.
8 YOU HAVE ONE MINUTE. THANK YOU.
9

10 **SPEAKER:** GOOD AFTERNOON, COMMISSIONERS, MEMBERS OF THE
11 OVERSIGHT COMMITTEE. MY NAME IS SCOTT LITTLEHALE. I AM
12 EXECUTIVE RESEARCH ANALYST FOR THE NORCAL CARPENTERS UNION. WE
13 ARE ONE YEAR AWAY FROM NOVEMBER 2024 AND ONE OF THE MORE
14 IMPORTANT ITEMS THAT WE'LL CONFRONT VOTERS IN THE NINE BAY
15 AREA COUNTIES, NAMELY A REGIONAL HOUSING BOND. AND NORCAL
16 CARPENTERS WANT TO EXPRESS THEIR INTEREST IN TRYING TO WORK
17 WITH COMMISSIONERS, WITH STAFF, TO CRAFT POLICIES, LANGUAGE,
18 RELATED TO THAT INITIATIVE, THAT WILL BOTH PROMOTE HOUSING,
19 BUT ALSO VERY IMPORTANTLY PROMOTE THE DEVELOPMENT OF AN
20 ADEQUATELY SIZED AND ADEQUATELY SKILLED CONSTRUCTION
21 WORKFORCE. BECAUSE, PRESENTLY, I THINK MOST OF YOU HAVE HEARD,
22 THERE ARE RELATIVELY -- THERE IS A RELATIVE SHORTAGE OF FOLKS
23 THAT ARE GOING INTO RESIDENTIAL CONSTRUCTION WITH THE MAIN
24 REASON BEING THAT RESIDENTIAL CONSTRUCTION JOBS ON THE TYPICAL
25 JOB IS NOT COMPETITIVE WITH OTHER OPPORTUNITIES. YOU WANT TO



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1 WORK, COMMISSIONERS AND STAFF TO MAKE IT SO THAT WE WILL HAVE
2 THE WORKFORCE TO BUILD THE HOUSING OUR REGION SO DISPARATELY
3 NEEDS. THANK YOU. AND WISH YOU LUCK IN THE REST OF YOUR
4 BUSINESS TODAY.

5

6 **CLERK, FRED CASTRO:** THANK YOU. THERE ARE NO OTHER MEMBERS OF
7 THE PUBLIC IN THE BOARDROOM OR ZOOM AND NO WRITTEN COMMENTS
8 RECEIVED.

9

10 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** THANK YOU SCOTT FOR
11 COMMENTING. ITEM THREE, COMMITTEE MEMBER ANNOUNCEMENTS. NONE.
12 FRED STILL DON'T HAVE QUORUM FOR ABAG.

13

14 **CLERK, FRED CASTRO:** ONE LOCATION.

15

16 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ME KNOW. ITEM FOUR,
17 CHAIRPERSON'S REPORT. I DO NOT HAVE ANY REPORT AT THIS TIME,
18 AND CHAIR ROMERO WILL ADDRESS THAT AT HIS TIME TOO. WE'LL
19 GOING TO PROCEED TO ITEM FIVE. THAT'S AN ABAG ITEM. WE'RE
20 GOING TO PROCEED TO ITEM SIX. THIS IS THE OVERSIGHT COMMITTEE
21 CONSENT CALENDAR. WE HAVE A FEW ITEMS ON CONSENT. I'LL LOOK TO
22 OUR COMMITTEE MEMBERS IF ARE THERE ANY QUESTIONS? SEEING NONE.
23 I'LL LOOK FOR A MOTION.

24

25 **GINA PAPAN:** PAPAN MOVES APPROVAL.



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1

2 **FEDERAL D. GLOVER:** GLOVER SECONDS.

3

4 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** PAPAN MOVES, GLOVER
5 SECOND. ANY PUBLIC COMMENT ON THIS ITEM?

6

7 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
8 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
9 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
10 PUBLIC COMMENT AT THIS TIME.

11

12 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALL RIGHT. WE HAD A FIRST
13 BY PAPAN SECOND BY GLOVER. ALL IN FAVOR PLEASE NOTE BY AYE.

14

15 **SPEAKER:** AYES.

16

17 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** MOTION PASSES UNANIMOUSLY
18 BY ALL MEMBERS PRESENT MOVING TO ITEM SEVEN. THIS IS BAY AREA
19 RENTAL ASSISTANCE PILOT PROGRAM. AUTHORIZATION FOR THE
20 EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO CONTRACT WITH
21 NAPA COUNTY DEPARTMENT OF HOUSING AND HOMELESS SERVICE FOR AN
22 AMOUNT NOT TO EXCEED 5 MILLION TO LAUNCH THE RENTAL ASSISTANCE
23 PROGRAM THIS IS AN ITEM THAT BENEFITS NAPA CAN'T. ILL BE
24 ABSTAINING FROM THIS ITEM BUT WILL STILL REMAIN IN BOARD



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1 CHAMBERS. COUNSEL IS THAT PROPER? THANK YOU VERY MUCH. I'M
2 GOING TO TURN IT OVER TO STAFF FOR THEIR PRESENTATION.

3

4 **SPEAKER:** I'M IRENE F, ANTI-DISPLACEMENT PROGRAM COORDINATOR
5 WITH BAHFA. I HAVE A PRESENTATION TODAY. BUT FOR THE SCAPE OF
6 TIME IF YOU WANT ME TO SKIP THE PRESENTATION LET ME KNOW.

7

8 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** THIS WAS A COMPETITIVE
9 PROCESS.

10

11 **SPEAKER:** PLEASED TO SHARE THE RECOMMENDED SELECTION OF THE NAP
12 CAN'T HOUSING HOMELESSNESS DEPARTMENT TO FURTHER DESIGN AND
13 ADMINISTER THIS PILOT PROGRAM OVER THE NEXT FOUR YEARS. BEFORE
14 I DIVE IN I WANT TO THANK EACH ENTITY THAT APPLIED FOR THIS
15 FUNDING WE RECEIVED MULTIPLE HIGHLY QUALIFIED APPLICANTS AND
16 OUR EVALUATION PANEL CONSIDERED EACH CAREFULLY. WE KNOW THERE
17 IS ONGOING NEED FOR THIS TYPE OF PROGRAMMING AND I BELIEVE THE
18 COMPETITIVE PROCESS REFLECTS THAT NEED. THANKS AGAIN TO ALL
19 THOSE WHO DID SUBMIT. I WOULD LIKE IT TURN TO THE NEXT SLIDE
20 PLEASE. I WOULD LIKE TO REMIND US THAT THE GOALS OF THIS
21 PILOT, THIS RENTAL ASSISTANCE PROGRAM WILL FOCUS ON SENIORS 65
22 AND OLDER, AND PEOPLE WITH DISABILITIES ON FIXED INCOMES WHO
23 ARE AT RISK OF HOMELESSNESS AND WILL PROVIDE PARTICIPANTS WITH
24 UP TO 48 MONTHS OF ASSISTANCE WHILE THEY'RE CONNECTED TO OTHER
25 HOUSING AND FINANCIAL SUPPORTS. PILOT GOALS ARE TO REDUCE THE



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1 RISK OF HOMELESSNESS FOR PARTICIPANTS TO CONNECT THEM WITH
2 SAFETY NET BENEFIT PROGRAMS AND OTHER STABILIZING SUPPORTS TO
3 CENTER EQUITY AND COMMUNITY VOICE AND TO PRIORITIZE EFFICIENT
4 PROGRAM ADMINISTRATION AND LOW BURDEN ACCESS. THE RFP PROCESS
5 WE CONDUCTED OPENED AUGUST 15TH AND CLOSED SEPTEMBER 26TH. WE
6 RECEIVED FIVE QUALIFIED PROPOSALS REPRESENTING POTENTIAL TO
7 ADMINISTER A PROGRAM IN 1 OF 7 COUNTIES. THE EVALUATION
8 INCLUDED 60 MINUTE INTERVIEWS WITH THE TOP THREE CANDIDATES
9 BEFORE PROCEEDING WITH OUR SELECTION. NEXT SLIDE PLEASE. WE
10 RECOMMEND THIS AWARD TO THE NAPA COUNTY HOUSING AND
11 HOMELESSNESS DEPARTMENT BASED ON THEIR STRONG APPROACH, FOR
12 ONE, A CONSORTIUM THEY SUGGEST WOULD BE LED BY COUNTIES STAFF
13 AND BRING TOGETHER SOCIAL SERVICE PROVIDERS ACROSS THE
14 COUNTIES REPRESENTING ROBUST EXPERIENCE ACROSS SERVING OLDER
15 ADULTS PEOPLE ON FIXED INCOMES INCLUDING PEOPLE WITH
16 DISABILITIES MONOLINGUAL SPANISH, INDIGENOUS LANGUAGE
17 SPEAKERS, LOW-INCOME RESIDENTS INCLUDING FARM WORKERS. THEY
18 SHOWED CLEAR THOROUGH APPROACH FOR EACH STAGE OF THE PILOT
19 DOCUMENTING ROBUST PLANNING AMONG STAKEHOLDERS PRIOR TO
20 SUBMISSION. THEY ALSO PLAN TO SERVE APPROXIMATELY 180-200
21 PEOPLE PER MONTH WITH THIS FUNDING. WITH EXPECTED IMPACT OF
22 250 UNIQUE HOUSEHOLDS SERVED. THIS TEAM STOOD OUT BECAUSE THEY
23 HAVE DEMONSTRATED SUCCESS IN IMPLEMENTING THE PILOT PROGRAM
24 RESPONDING TO DISASTERS QUICKLY BRINGING TOGETHER CONSORTIUM
25 AND AVOID DELAYS COLLABORATING WITH COMMUNITY NEED, EXPERIENCE



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1 WITH ADMINISTERING EMERGENCY RENTAL ASSISTANCE ASSESSING
2 HOMELESSNESS RISK AND RESPONSIBLY MANAGING SIGNIFICANT PUBLIC
3 FUNDS. THEY HAVE A STRONG UNDERSTANDING AND ARE PREPARED FOR
4 CHALLENGES ASSOCIATED WITH IMPLEMENTING A PROGRAM SUCH AS THIS
5 AND PRESENT ABLE TO REPRESENT SIGNIFICANT LOCAL FINALIZED AND
6 STAFFING TO MAXIMIZE IMPACT OF THESE PILOT FUNDS INCREASING
7 THE AMOUNT THAT WE ARE ABLE TO CONTRIBUTE USING BAHFA FUNDS.
8 NEXT SLIDE. I'M HAPPY TO ANSWER MORE QUESTIONS. BUT WE'RE VERY
9 PLEASED TO BRING THIS SELECTION TO YOU TODAY AND THANK YOU FOR
10 YOUR CONSIDERATION.

11

12 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** THANK YOU FOR THAT. AND
13 I'LL JUST -- A QUESTION IN TERMS OF, THIS IS A PILOT PROGRAM
14 AND ONE OF THE THINGS WE ALWAYS ASK FOR IS THE OUTCOMES. YOU
15 CAN TALK A LITTLE BIT OUTCOME?

16

17 **SPEAKER:** FIRST REDUCED RISK OF HOMELESSNESS WE WILL BE
18 MEASURING THROUGHOUT THE TIME WHETHER RESIDENTS STAY HOUSED
19 HOWEVER WE CAN SEE FROM RECENT HOMELESSNESS PREVENTION
20 RESEARCH AND VALUATION AROUND SIMILAR PROGRAMS THAT IT CAN BE
21 HARD TO ASSESS BECAUSE EVEN AMONG A COHORT OF PEOPLE WHO
22 PRESENT THIS RISK OF HOMELESSNESS MANY PEOPLE ARE ABLE TO
23 SELF-RESOLVE AND PINPOINTING EXACTLY WHAT POINT SOMEONE WOULD
24 BECOME HOMELESS WITHOUT THESE SERVICES COULD BE VERY
25 CHALLENGING AND THAT IS SOMETHING WE'LL CONTINUE TO ASSESS



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1 DURING THIS PILOT. HOW DO WE EXACTLY IDENTIFY THE TRAITS AND
2 CHARACTERISTICS. AND I WILL ALSO SAY THAT THERE ARE FEW
3 PILOTS, SANTA CLARA COUNTY IS STARTING ONE, IS FOCUSING ON
4 OLDER ADULTS, UNDERSTANDING RISK ASSESSMENTS FOR OLDER ADULT
5 POPULATION AND SPECIFICALLY PEOPLE WITH DISABILITIES. THERE
6 ARE TWO IN THE SUMMARY SHEET.

7

8 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** THANK YOU. ANY COMMITTEE
9 QUESTIONS? COMMISSIONER FLEMING?

10

11 **VICTORIA FLEMING:** IS THAT LAST SLIDE VETERANS VILLAGE IN SANTA
12 ROSA? I'M GLAD THE NAPA GOT IT.

13

14 **SPEAKER:** IT'S A BEAUTIFUL PHOTO. AND BEAUTIFUL PHOTOS ARE HARD
15 TO COME BY.

16

17 **CINDY CHAVEZ:** I THINK THIS IS REALLY EXCITING AND IT'S AN AREA
18 YOU'RE RIGHT WE ALL NEED TO UNDERSTAND WHAT THE APPROPRIATE
19 INTERVENTION ARE AND ONE RECOMMENDATION I I'LL MAKE THERE MAY
20 BE VALUE IN HEADING HOME CAMPAIGN, IN SANTA CLARA WE'RE
21 FOCUSING ON FAMILIES WITH TODDLERS AND INFANTS KEEPING THEM
22 FROM BECOMING HOMELESS, BUT RELATIVE TO INTERVENTION UPSTREAM
23 WHEN YOU KNOW THAT YOUR DOSAGE WAS THE THING THAT MOVED IT
24 OVER. SO IF YOU'RE PULLING TOGETHER COLLABORATIVE THAT MAY BE
25 VALUABLE TO HAVE LEADERS PARTICIPATING IN THAT.



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1

2 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ROMERO?

3

4 **CHAIR, CARLOS ROMERO, ABAG HC:** I REMEMBER THE COMMITTEE JUST
5 WANT TO SAY CONGRATULATIONS AND EMPHASIZE THE IMPORTANCE OF
6 THESE PILOT PROGRAMS PARTICULARLY WHEN IT COMES TO FUTURE BOND
7 AND I'M GLAD STAFF DECIDED TO CONCENTRATE ALL THIS MONEY INTO
8 ONE.

9

10 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ONE THING WE COULD DO AS
11 A REGIONAL BODY IS LOOK AT RURAL COMMUNITIES AND LEARN FROM
12 THAT AND BORROW THAT UNDERSTANDING SOME OF THE SMALLER
13 COMMUNITIES CAN LEARN FROM THE BIGGER COMMUNITIES THAT'S THE
14 VALUE OF THIS COMMITTEE. ON THAT POINT BEFORE I LOOK FOR A
15 MOTION DO I HAVE MEMBERS OF THE PUBLIC THAT WISH TO PROVIDE
16 PUBLIC COMMENT?

17

18 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
19 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
20 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
21 PUBLIC COMMENT AT THIS TIME.

22

23 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALL RIGHT. WITH NO
24 ABSTENTION I'LL LOOK FOR A MOTION FROM MY COLLEAGUES.

25



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1 **GINA PAPAN:** PAPAN MOVES.

2

3 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** MOTION AND SECOND. ALL IN
4 FAVOR PLEASE NOTE BY AYE.

5

6 **SPEAKER:** AYES.

7

8 **SPEAKER:** MOTION PASSES WITH ONE ABSTENTION FROM CHAIR PEDROZA.

9

10 **CHAIR, CARLOS ROMERO, ABAG HC:** MR. CHAIR DO YOU HAVE ANOTHER
11 ITEM THAT NEEDS TO GET APPROVED? WE NOW HAVE QUORUM.

12

13 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** YOU HAVE QUORUM?

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** YES WE DO. DON'T SEEM SO
16 PRESIDE.

17

18 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** I'M STILL PROCESSING THE
19 SONOMA IMAGINE ON A NAPA SLIDE. IT WAS A GREAT EXPERIENCE.
20 I'LL CONFIRM WITH STAFF THERE IS NO ACTION ITEMS FOR MTC?

21

22 **CLERK, FRED CASTRO:** THAT IS CORRECT.

23



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1 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** WHAT ABOUT AS
2 COMMISSIONER PAPAN HAS OUTLINED ITEM NINE. IS THAT AN
3 INFORMATIONAL ITEM?

4

5 **CLERK, FRED CASTRO:** INFORMATIONAL ITEM.

6

7 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** AT THIS POINT I'M GOING
8 TO PUT IT IN REVERSE, TURN IT OVER TO CHAIR ROMERO WHO WILL
9 PROCEED TO DO SOME OF HIS DUTIES THEN WE'LL CONTINUE ON FROM
10 THERE.

11

12 **CHAIR, CARLOS ROMERO, ABAG HC:** FINE. THANK YOU VERY MUCH. OUT
13 OF ORDER, WE'LL CONVENE THE ABAG HOUSING COMMITTEE AND WITH
14 THAT, I WILL ASK STAFF TO MAKE A COMPENSATION ANNOUNCEMENT.
15 ACTUALLY, FORGIVE ME, ROLL CALL, TO MAKE SURE WE ACTUALLY DO
16 HAVE A QUORUM HERE. [LAUGHTER]

17

18 **CLERK, FRED CASTRO:** ROLL CALL FOR THE ABAG HOUSING COMMITTEE,
19 MAYOR ARREGUIN IS ABSENT. COUNCILMEMBER FORTUNATO-BAS?

20

21 **NIKKI FORTUNATO-BAS:** I AM HERE. AT OAKLAND CITY HALL HEARING
22 ROOM 1, 1 FRANCO GALLO PLAZA.

23

24 **CLERK, FRED CASTRO:** THANK YOU. ECKLUND?

25



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1 **PAT ECKLUND:** PRESENT AT 922 CONFERENCE ROOM CITY OF NOVATO.

2

3 **CLERK, FRED CASTRO:** THANK YOU. COUNCIL MEMBER FIFE? COUNCIL
4 MEMBER FIFE?

5

6 **CHAIR, CARLOS ROMERO, ABAG HC:** I SAW HER.

7

8 **CLERK, FRED CASTRO:** IS ABSENT. COUNCIL MEMBER FLIGOR?

9

10 **V. CHAIR, NEYSA FLIGOR, ABAG HC:** HERE AT THE POSTED LOS ALTOS
11 LOCATION.

12

13 **CLERK, FRED CASTRO:** THANK YOU. MAYOR MOTOYAMA?

14

15 **SPEAKER:** PRESENT.

16

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

18

19 **PETER ORTIZ:** HERE AT SAN JOSE CITY HALL, SANTA CLARA STREET.

20

21 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR RABBITT?

22

23 **DAVID RABBITT:** HERE AT THE NOVATO CITY HALL POSTED ADDRESS.

24

25 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR RAMOS?



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1

2 **BELIA RAMOS:** PRESENT. 1195 -- [INDISCERNIBLE]

3

4 **CLERK, FRED CASTRO:** THANK YOU. COUNCIL MEMBER ROMERO?

5

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

7

8 **CLERK, FRED CASTRO:** AND I'M GOING TO MUTE NOVATO FOR A MOMENT.

9 MAYOR TIEDEMANN?

10

11 **AARON TIEDEMANN:** PRESENT.

12

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

14

15 **WANDA WILLIAMS:** PRESENT. SUISUN CITY.

16

17 **CLERK, FRED CASTRO:** QUORUM OF ABAG HOUSING COMMITTEE IS

18 PRESENT.

19

20 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU MR. CLERK, WILL YOU

21 MAKE THE ABAG COMPENSATION ANNOUNCEMENT?

22

23 **CLERK, FRED CASTRO:** YES, SIR. ACCORDING TO STATE LAW I AM

24 MAKING THE FOLLOWING ANNOUNCEMENT, THE MEMBERS OF THE ABAG

25 BOARD IN ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE



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1 PER DIEM AN AMOUNT OF \$150 AS A RESULT OF CONVENING A MEETING
2 FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM. THANK
3 YOU.

4

5 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. QUICKLY, I HAVE NO
6 REPORT TO -- CHAIR'S REPORT. WITH THAT, IF I MAY MOVE ON TO
7 THE ABAG HOUSING CONSENT COMMITTEE ITEM. WITH THAT, THAT
8 INCLUDES -- THIS ITEM INCLUDES FIFE A WHICH IS THE ABAG
9 HOUSING COMMITTEE MINUTES OF OCTOBER 11TH THIS IS AN ACTION
10 ITEM. UNLESS -- ANYONE WANTS TO PULL THIS ITEM FOR DISCUSSION,
11 CERTAINLY I'M OPEN FOR A MOTION.

12

13 **SPEAKER:** MOVE APPROVAL.

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** DO I HAVE A SECOND?

16

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

18

19 **CHAIR, CARLOS ROMERO, ABAG HC:** OKAY IS THERE ANY PUBLIC
20 COMMENT ON THIS ITEM?

21

22 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
23 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
24 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
25 PUBLIC COMMENT AT THIS TIME.



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1

2 **CHAIR, CARLOS ROMERO, ABAG HC:** GREAT. WITH THAT, CAN WE PLEASE
3 CONDUCT THE ROLL CALL ON THE APPROVAL?

4

5 **CLERK, FRED CASTRO:** YES, SIR. ROLL CALL VOTE ON THE MOTION BY
6 TIEDEMANN, SECOND BY MOTOYAMA. ARREGUIN IS ABSENT. BAS?

7

8 **NIKKI FORTUNATO-BAS:** AYE.

9

10 **CLERK, FRED CASTRO:** ECKLUND? COUNCIL MEMBER ECKLUND, IF YOU
11 CAN UNMUTE PLEASE? I SEE YOU MOTIONED AYE FOR THE VOTE. IS
12 THAT ACCEPTABLE?

13

14 **KATHLEEN KANE:** YOU MUTED HER.

15

16 **CLERK, FRED CASTRO:** OH SHE IS TRYING TO UNMUTE, I BELIEVE.
17 YOUR AFFIRMATIVE GESTURE IS ACCEPTABLE. THANK YOU. [LAUGHTER]
18 COUNCIL MEMBER FIFE? THANK YOU. FLIGOR? FLIGOR?

19

20 **V. CHAIR, NEYSA FLIGOR, ABAG HC:** YES.

21

22 **CLERK, FRED CASTRO:** THANK YOU. MAYOR MOTOYAMA?

23

24 **SPEAKER:** YES.

25



1 **CLERK, FRED CASTRO:** ORTIZ?

2

3 **PETER ORTIZ:** AYE.

4

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

6

7 **DAVID RABBITT:** AYE.

8

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

10

11 **BELIA RAMOS:** YES.

12

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

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** YES, PLEASE.

16

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

18

19 **AARON TIEDEMANN:** AYE.

20

21 **CLERK, FRED CASTRO:** WILLIAMS?

22

23 **WANDA WILLIAMS:** AYE.

24



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1 **CLERK, FRED CASTRO:** THANK YOU. MOTION PASSES UNANIMOUSLY BY
2 ALL MEMBERS PRESENT. THANK YOU.

3

4 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU VERY MUCH. MR. CHAIR,
5 MAY I MOVE ON TO ITEM NUMBER EIGHT?

6

7 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ABSOLUTELY.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** GREAT. ITEM EIGHT IS AN ABAG
10 HOUSING COMMITTEE APPROVAL ITEM. IT IS THE REGIONAL HOUSING
11 TECHNICAL ASSISTANCE PROGRAM DISCUSSION. ITEM 8A, AND I
12 BELIEVE MISS HEATHER PETERS WILL BE GIVING THE REPORT. THANK
13 YOU.

14

15 **HEATHER PETERS:** GOOD AFTERNOON MY NAME IS PETERS, THE REGIONAL
16 HOUSING PLANNER FOR MTC AND ABAG. I HAVE PREPARED A SLIDE
17 PRESENTATION FOR YOU TODAY. IF I COULD HAVE THAT UP PLEASE. I
18 WILL, IN THE INTEREST OF TIME, OFFER TO GIVE YOU A BRIEF
19 HIGHLIGHT, BUT I COULD ALSO GO THROUGH THE FULL DECK IF THE
20 CHAIR WOULD LIKE:

21

22 **CHAIR, CARLOS ROMERO, ABAG HC:** I THINK WE HAVE TIME TO QUICKLY
23 GO THROUGH THE DECK I WANT TO MAKE SURE PEOPLE UNDERSTAND WHAT
24 IS BEING APPROVED.

25



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1 **HEATHER PETERS:** HAPPY TO NEXT SLIDE PLEASE. THIS IS OVERVIEW
2 OF SLIDES I'M PRESENTING TODAY AND WHAT'S FOR INFORMATION AND
3 ACTION. FIRST WE'RE GOING TO HIGHLIGHT REAP 1.0. WE'RE GOING
4 TO DO A BRIEF OVERVIEW OF THE EXPANSION OF THE REGIONAL
5 HOUSING TECHNICAL ASSISTANCE PROGRAM USING REAP 2.0 FUNDS
6 THERE ARE ELEMENTS COUNTY LEVEL PLANNING COLLABORATIVELY,
7 FOCUS OF WHAT WE'RE TALKING ABOUT TODAY, HOUSING POLICY GRANTS
8 TECHNICAL ASSISTANCE THOSE THREE ITEMS HAVE BEEN DECIDED BY
9 MTC IN THEIR APPLICATION TO HCD. AND THEN THE RECOMMENDED
10 APPROVAL ITEMS ARE SUBALLOCATION AMOUNTS TO CONTINUE THE WORK
11 ON THE COUNTY PLANNING COLLABORATIVES, AS WELL AS CONTRACTS TO
12 MAKE THAT WORK HAPPEN. NEXT SLIDE PLEASE. SO, THE FIRST THING
13 IS REAP 1.0 MOMENT TO CELEBRATE THE PROGRAM HAS RECEIVED THE
14 NORTHERN CALF CAL, AS WELL AS THE STATE OF CALIFORNIA AMERICAN
15 PLANNING ASSOCIATION AWARD OF EXCELLENCE FOR PLANNING AGENCIES
16 FOR MTC AND ABAG. WE HAVE DONE TONS OF REMARKABLE TECHNICAL
17 ASSISTANCE, MUCH OF WHICH IS LISTED HERE, WITH A \$24 MILLION
18 BUDGET, \$11 MILLION OF WHICH WAS SUBALLOCATED TO ALL 109
19 JURISDICTIONS. NEXT SLIDE PLEASE. THE STATE LEGISLATURE WAS SO
20 IMPRESSED BY THE WORK THAT WAS DONE ACROSS THE STATE IN REAP
21 1.0 THEY HAVE NOW CREATED REAP 2.0. THERE ARE A NUMBER OF
22 DIFFERENCES BETWEEN THE TWO PROGRAMS THAT I HIGHLIGHT BRIEFLY
23 HERE. THE FIRST IS A LOT MORE MONEY WHICH IS GREAT NEWS \$103
24 MILLION. THOSE FUNDS GO TO MPOS AND NOT COGS SO MTC WILL BE
25 MANAGING THAT BUDGET AND HAS MADE THE APPLICATION TO HCD. IT



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1 EXPANDS THE USES BEYOND JUST HOUSING PLANNING TO ALSO INCLUDE
2 CAPITAL EXPENSES AND TRANSPORTATION. SO THERE, IS A LOT OF
3 INFORMATION ON MTC'S SIDE ABOUT HOW THOSE FUNDS ARE GOING TO
4 BE USED. THE OTHER DIFFERENCE IS THAT, WHILE THE BROAD
5 CATEGORY OF HOUSING PLANNING IN REAP 1.0 WAS QUITE A LOT OF
6 ELIGIBILITY HERE, IT'S -- IT IS MORE CONSTRAINED WHERE YOU
7 NEED TO HIT THREE GOALS SIMULTANEOUSLY. INCREASING INFILL,
8 REDUCING VMT, AND AFFIRMATIVELY FURTHERING FAIR HOUSING. MTC
9 HAS PROGRAMMED ROUGHLY \$16 MILLION TO CONTINUE THE PROGRAM
10 THAT WAS ORIGINATED AT ABAG THEREFORE THERE WILL BE A SERIES
11 OF TRANSFER OF FUNDING FROM MTC ABAG JURISDICTION SO THAT ABAG
12 CAN CONTINUE THAT WORK. THE BUDGET WILL BREAK OUT \$4 MILLION
13 OF COLLABORATIVES 4 MILLION FOR POLICY GRANTS AND
14 APPROXIMATELY 8 MILLION FOR OTHER REGIONAL HOUSING TECHNICAL
15 ASSISTANCE AND WE'LL COME BACK TO YOU ON THE SECOND BULLETS
16 BUT TODAY IS FOCUSING MAKING SURE WE DON'T HAVE A LAPSE IN
17 CONTRACTING TO CONTINUE THE WORK OF THE COLLABORATIVE. NEXT
18 SLIDE PLEASE. HERE IS THE BULLET OF STUFF WE'RE TRYING TO GET
19 APPROVED TODAY. THIS IS \$4 MILLION DOLLARS FOR COUNTY
20 COLLABORATIVES TO PUT IT IN REFERENCE, THAT WAS 4.6 MILLION
21 LAST TIME, IT'S 4 MILLION THIS TIME. STAFF RECOMMENDING
22 DIVIDING IT IN THE EXACT SAME PROPORTIONS AS LAST TIME. SO
23 THESE AMOUNTS ARE JUST A REDUCTION OF EACH PROPORTIONAL TO THE
24 REDUCTION IN THE OVERALL BUDGET. NEXT SLIDE, PLEASE. THE
25 POLICY GRANTS FOR THE SAKE OF BREVITY, THOSE WILL ALL COME



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1 BACK TO YOU IN GREATER DETAIL, BUT WE ARE PRELIMINARY USING
2 THE SAME FORMULA, OR THE SAME STRATEGY OF HAVING SET ASIDES
3 FOR SMALL JURISDICTIONS, AS WELL AS THIS TIME GIVING PRIORITY
4 TO TOC COMPLIANCE SO WE'LL BRING THAT BACK TO YOU. NEXT SLIDE.
5 OTHER REGIONAL TECHNICAL ASSISTANCE ALSO SOMETHING WE'LL BRING
6 BACK TO YOU. AS I MENTIONED, THERE ARE DIFFERENT
7 QUALIFICATIONS THAT WE HAVE TO REACH THIS TIME AND WE DO WANT
8 TO PRIORITIZE TOC. SO, AGAIN, ANOTHER TIME TO HAVE A LOT OF
9 CONVERSATION ABOUT THAT, AND ALL CONTRACT AWARDS ABOVE THE
10 SIGNATURE AUTHORITY WILL BE COMING TO YOU FOR APPROVAL. FINAL
11 SLIDE, PLEASE. OUR REQUESTED ACTION TODAY IS TWO-FOLD. NUMBER
12 ONE IS TO APPROVE THE SUBALLOCATION AMOUNTS TO EACH COUNTY
13 COLLABORATIVE AS WERE BROKEN DOWN ON THAT SLIDE. AND NUMBER 2,
14 3 OF THE COLLABORATIVES ELECTED TO HAVE -- THEY WERE BRAND-
15 NEW. THEY HAVE NO INFRASTRUCTURE, NO STAFFING. AND THEY
16 ELECTED TO HAVE ABAG HIRE CONSULTANTS ON THEIR BEHALF. THEY
17 WERE VERY HAPPY WITH THE WORK SO STAFF HAS DIRECTLY PROCURED
18 FROM OUR COMPETITIVELY PROCURED BENCH THE SAME CONSULTANTS TO
19 CONTINUE THE WORK. WE'RE ASKING FOR REFERRAL RECOMMENDATION TO
20 ABAG EXECUTIVE BOARD TO AUTHORIZE THE EXECUTIVE DIRECTOR TO
21 NEGOTIATE THOSE, WITH THOSE SAME THREE PROVIDERS IN THE
22 AMOUNTS SET FORTH IN YOUR MATERIALS. AND UNLESS ARE THERE ANY
23 QUESTIONS, I THINK THAT'S MY LAST SLIDE.
24



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1 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU MISS PETERS. LET'S
2 SEE. ARE THERE ANY QUESTIONS, COMMENTS FROM MEMBERS OF THE
3 ABAG HOUSING COMMITTEE, AND, ALSO, BAHA FOLKS? SEEING NONE.
4 YES?

5

6 **ALFREDO PEDROZA:** NO. THAT WAS JUST -- YOUR COLLEAGUE TO THE
7 LEFT OF YOU.

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** THE LIGHT'S NOT ON.

10

11 **SPEAKER:** JUST CURIOUS AS SOMEONE WHO WAN HERE FOR THE START OF
12 THE PROGRAM, CAN YOU SAY HOW THE DIFFERENT FUNDING AMOUNTS FOR
13 EACH OF THE DIFFERENT COUNTIES WAS ARRIVED AT?

14

15 **HEATHER PETERS:** SURE FOR THE COLLABORATIVES THERE WAS A LONG
16 HISTORY IN SAN MATEO COUNTY OF SOME COLLABORATION AND HISTORY
17 IN OTHER COUNTIES WHAT STAFF DID IN RESEARCHING THE LEVEL OF
18 EFFORT REQUIRED TO RUN A COLLABORATIVE IT WAS DETERMINED THAT
19 THE NUMBER OF JURISDICTIONS, ESPECIALLY THE NUMBER OF SMALLER
20 JURISDICTIONS IS DIRECTLY PROPORTIONAL TO THE LEVEL OF EFFORT.
21 SO, ON THAT SLIDE, WE HAD THE NUMBER OF JURISDICTIONS IN EACH.
22 AND ADDITIONALLY, WE WERE LOOKING TO FUND A HALFTIME
23 CONSULTANT FOR EACH COLLABORATIVE. SO IN JURISDICTIONS WHERE
24 THERE WERE NOT ENOUGH JURISDICTIONS TO JUSTIFY THAT AMOUNT OF
25 SUPPORT, WE HAVE A FLOOR SO EVERYONE COULD GET A HALFTIME. WE



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1 ALSO PAIRED NAPA AND SONOMA TOGETHER TO MAKE SURE THEY HAD
2 ENOUGH JURISDICTIONS.

3

4 **AARON TIEDEMANN:** GREAT. THANK YOU.

5

6 **CHAIR, CARLOS ROMERO, ABAG HC:** ANYONE ELSE? DO WE HAVE ANYBODY
7 IN THE PUBLIC THAT WOULD LIKE TO --

8

9 **CLERK, FRED CASTRO:** THERE WERE NO WRITTEN COMMENTS RECEIVED
10 FOR THIS ITEM IN THE BOARDROOM NO MEMBERS OF THE PUBLIC LINED
11 UP FOR PUBLIC COMMENT IN ATTENDEE SPACE NO ONE THERE FOR
12 PUBLIC COMMENT AND IN THE TELECONFERENCE SPACE I SEE NO HANDS
13 RAISED FOR MEMBERS FOR PUBLIC COMMENT.

14

15 **CHAIR, CARLOS ROMERO, ABAG HC:** I HAVE A QUESTION ON THE LOCAL
16 HOUSING POLICY GRANTS THERE WILL BE A CALL FOR PROJECTS
17 CORRECT? WE'RE SETTING ASIDE TO YOUR SECOND BULLET POINT, SOME
18 MONEY FOR CITIES THAT ARE \$600,000 AND LESS CORRECT?

19

20 **HEATHER PETERS:** ABSOLUTELY.

21

22 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** YOU MENTIONED THREE
23 POLICIES THAT WE WANTED TO EMPHASIZE IN GRANTS WHAT WERE THEY
24 AGAIN?

25



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1 **HEATHER PETERS:** THREE ELIGIBLE USE THIS IS FUNDING RESTRICTED
2 NOT STAFF DRIVEN. ALL COMPETITIVE GRANTS WILL BE JUDGED BY HOW
3 WELL THEY MEET THE THREE FUNDING PROGRAM REQUIREMENTS
4 PROMOTING INFILL AFFIRMATIVELY FURTHERING FAIR HOUSING, AND
5 ALSO REDUCING VEHICLE MILES TRAVELED. ON TOP OF THAT STAFF IS
6 ALSO SUGGESTING THAT WE HAVE A FILTER OR A SCORING MECHANISM
7 TO CAPTURE WHETHER THEY ARE ALSO FURTHERING THE TRANSIT
8 ORIENTED COMMUNITIES POLICY.

9

10 **CHAIR, CARLOS ROMERO, ABAG HC:** OH, RIGHT. I DID HEAR THE TLC.

11

12 **HEATHER PETERS:** SORRY. I WENT REALLY FAST.

13

14 **CHAIR, CARLOS ROMERO, ABAG HC:** THAT'S ALL RIGHT. I JUST WANT
15 TO MAKE SURE THAT EVERYONE THAT'S ON THIS MEETING UNDERSTOOD
16 THAT AND WHEN YOU GO BACK SPEAK WITH YOUR RESPECTIVE COUNTY
17 PLANNING MANAGERS YOU CAN CONVEY THAT. AND CALL FOR PROJECTS
18 IS EXPECTED SOMETIME EARLY 2024?

19

20 **HEATHER PETERS:** CORRECT STAFF IS TRYING TO COORDINATE WITH
21 OTHER FUNDING SOURCES SO IT MAY BE A LITTLE BIT LATER THAN
22 THAT BUT WE'RE TRYING TO MAKE IT AS EASY FOR THE JURISDICTIONS
23 TO APPLY FOR MULTIPLE FUNDING SOURCES AS POSSIBLE. YOU MIGHT
24 RECALL THAT LAST TIME WE JOINED THE CALL FOR PROJECTS FOR THE
25 POLICY GRANTS IN REAP ONE WITH THE CALL FOR PROJECTS FOR



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1 PRIORITY DEVELOPMENT AREAS. SO WE'RE THINKING ABOUT DOING THAT
2 AS WELL AS ADDING POSSIBLE MOBILITY GRANTS.

3

4 **CHAIR, CARLOS ROMERO, ABAG HC:** GREAT. OKAY. THANK YOU. I DO
5 SEE A HAND UP. IS THAT SUPERVISOR?

6

7 **CLERK, FRED CASTRO:** SUPERVISOR WILLIAMS FROM --

8

9 **CHAIR, CARLOS ROMERO, ABAG HC:** YES SUPERVISOR WILLIAMS YOU
10 HAVE THE FLOOR.

11

12 **WANDA WILLIAMS:** THANK YOU VERY MUCH. I WANT TO FOLLOW UP ON
13 CHAIR ROMERO'S QUESTION IN REFERENCE TO THE ELIGIBILITY FOR
14 THE CITIES WITH THE LOWER POPULATION. AND ONE OF THE CRITERIA
15 IS REDUCED VEHICLE MILES TRAVELED. CAN YOU GIVE ME A QUICK
16 SYNOPSIS OF WHAT DOES THAT -- HOW MANY MILES? OR, WHAT DOES
17 THAT CONSIST OF IN THIS PARTICULAR CRITERIA?

18

19 **HEATHER PETERS:** THANK YOU FOR THAT QUESTION. THAT IS A
20 QUESTION THAT'S CHALLENGING. RURAL JURISDICTIONS AND SMALLER
21 JURISDICTIONS UP-AND-DOWN THE STATE. REDUCING VMT IS A
22 LEGISLATIVELY MANDATED ELEMENT OF THE PROGRAM. AND THE CALL --
23 THE MPOS AND COGS HAVE BEEN WORKING WITH HCD, EXHAUSTIVELY, TO
24 TRY AND DEFINE THAT IN A WAY THAT WE CAN MAKE SURE THAT OUR
25 COMMUNITIES THAT DON'T HAVE HIGH TRANSPORTATION ACCESS ARE



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1 STILL ABLE TO QUALIFY FOR THAT. SO, IT'S A LITTLE TBD, AND
2 WE'LL HAVE MORE DETAIL IN THE CALL FOR PROJECTS. BUT WE ARE
3 DEFINITELY PUSHING IT WITH HCD.

4

5 **WANDA WILLIAMS:** JUST TO FOLLOW UP WITH THAT RESPONSE, TO BE
6 DETERMINED, IS THE THOUGHT PROCESS CREATING A DIFFERENT
7 CRITERIA FOR THOSE CITIES THAT DO NOT HAVE AS MUCH
8 TRANSPORTATION BASED ON AN LOCALE?

9

10 **HEATHER PETERS:** UNFORTUNATELY WE'RE NOT THAT FAR ALONG WITH
11 HCD YET WE'RE HAVING SOME COMPLICATED DISCUSSIONS MTC HAS NOT
12 EVEN RECEIVED AWARD LETTER WE'RE BRINGING THIS TO YOU SUBJECT
13 TO THAT SO WE'RE WORKING ON IT.

14

15 **WANDA WILLIAMS:** I WOULD LIKE TO REQUEST AN UPDATE ONCE THE
16 TEAM HAS FINALIZED THAT CRITERIA. THAT WOULD BE REALLY
17 HELPFUL.

18

19 **HEATHER PETERS:** HAPPY TO DO SO.

20

21 **WANDA WILLIAMS:** THANK YOU. THANK YOU, CHAIR.

22

23 **CHAIR, CARLOS ROMERO, ABAG HC:** YES. THANK YOU. MISS --

24 [INDISCERNIBLE]

25



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1 **SPEAKER:** I WOULD LIKE TO ASK A FOLLOW-UP QUESTION TO
2 SUPERVISOR. YOUR FOCUSING ON BIKE PED DOES THAT COUNT AS VMT
3 REDUCTION OR IS SEPARATE FROM THIS?

4

5 **HEATHER PETERS:** I DIDN'T MEAN THAT TO IMPLY THANK YOU FOR
6 CHECKING ME. VMT WRIT LARGE AND THERE IS NO DETAIL AVAILABLE
7 YET ON HOW THAT WILL BE MEASURED.

8

9 **SPEAKER:** THANK YOU.

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** LET'S SEE I DO NOT SEE ANY
12 OTHER HANDS ON THE SCREEN. ANYONE ELSE IN THE ROOM THAT HAS
13 ANY QUESTIONS? OKAY. WITH THAT, THANK YOU VERY MUCH, MISS
14 HEATHER. LOOKING FORWARD TO OUR AWARD-WINNING COLLABORATIVES
15 AND ALSO LOOK FORWARD TO SEEING THIS RFP AND MAKING SURE THAT
16 OUR COMMUNITIES KNOW AND COUNTIES KNOW THAT THIS IS COMING OUT
17 AND WE'LL HAVE A ROBUST NUMBER OF FOLKS APPLYING. SO, WITH
18 THAT, IS THERE A MOTION TO APPROVE?

19

20 **SPEAKER:** I'LL MOVE APPROVAL.

21

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

23

24 **SPEAKER:** SECOND.

25



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1 **CHAIR, CARLOS ROMERO, ABAG HC:** MOVED BY TIEDEMANN AND SECONDED
2 BY MOTOYAMA. WITH THAT, SEEING NO DISCUSSION ON THE MOTION.
3 ROLL CALL VOTE, PLEASE?

4

5 **CLERK, FRED CASTRO:** ON THE MOTION BY TIEDEMANN, SECOND BY
6 MOTOYAMA. COUNCIL MEMBER ARREGUIN IS ABSENT. BAS?

7

8 **NIKKI FORTUNATO-BAS:** AYE.

9

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

11

12 **PAT ECKLUND:** AYE.

13

14 **CLERK, FRED CASTRO:** FIFE? I'M SORRY. COUNCIL MEMBER FIFE?

15

16 **CHAIR, CARLOS ROMERO, ABAG HC:** YOU CAN DO THUMB'S UP.

17

18 **CLERK, FRED CASTRO:** I SAW YOU. YES. FLIGOR?

19

20 **V. CHAIR, NEYSA FLIGOR, ABAG HC:** AYE.

21

22 **CLERK, FRED CASTRO:** ORTIZ?

23

24 **PETER ORTIZ:** AYE.

25



1 **CLERK, FRED CASTRO:** RABBITT?

2

3 **DAVID RABBITT:** AYE.

4

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

6

7 **BELIA RAMOS:** YES.

8

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

10

11 **CHAIR, CARLOS ROMERO, ABAG HC:** YES.

12

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

14

15 **AARON TIEDEMANN:** AYE.

16

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

18

19 **WANDA WILLIAMS:** AYE.

20

21 **CLERK, FRED CASTRO:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS

22 PRESENT.

23

24 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU VERY MUCH. HANDING IT

25 BACK.



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1

2 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** ALREADY WE'RE GOING TO
3 PROCEED TO THE BUSINESS PLAN. THIS IS AN INFORMATIONAL ITEM
4 ONLY. I WILL NOTE THAT BAHFA HAS LOST QUORUM. BUT THIS IS NOT
5 AN ACTION ITEM.

6

7 **KATHLEEN KANE:** RIGHT WITH THE LOSS OF QUORUM THE BAHFA MEETING
8 IS TECHNICALLY SELF-ADJOURNED BUT WE STILL HAVE OUR ABAG
9 QUORUM, SO WE CAN SELF-ADJOURNED.

10

11 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** I HAVE NEVER HEARD THAT
12 TERM BEFORE.

13

14 **KATHLEEN KANE:** ONE I JUST MADE UP. WE HAVE THE ABAG QUORUM WE
15 CAN KEEP GOING.

16

17 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** LET'S INVITE MISS HARTLEY
18 TO PRESENT AND AFTER THAT IS ADJOURNMENT. SO WE'RE GOING TO
19 SELF-ADJOURN TO ADJOURNMENT.

20

21 **ANDREW FREMIER:** CHAIR PEDROZA IF YOU DON'T MIND, ANDREW
22 FREMIER, EXECUTIVE DIRECTOR. WE'RE PLEASED TO BE PRESENTING
23 THIS FIRST-DEGREE MURDER AND FINAL CHAPTER OF BAHFA'S BUSINESS
24 PLAN TODAY WHICH IS OPERATIONS AND SUSTAINABILITY PLAN. AS YOU
25 KNOW THE BAHFA BOARD UNANIMOUSLY BOARD APPROVED THE EQUITY



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1 FRAMEWORK AND FUNDING PROGRAMS THE LAST MONTH WHICH ARE FIRST
2 TWO CHAPTERS OF THE BUSINESS PLAN THE FINAL PIECE OF THE PLAN
3 YOU WILL HEAR IS INFORMATION TODAY SETTING THE STAGE FOR
4 PRESENTATIONS FOR EARLY 2024 OF COMPREHENSIVE PLAN AND
5 DOCUMENTS LEADING TO A REGIONAL AFFORDABLE HOUSING BOND. THIS
6 PLANNING PROCESS OVER THE LAST YEAR AND A HALF HAS BEEN
7 AUGMENTED BY DOZENS OF PUBLIC PRESENTATIONS BY YOUR STAFF IN
8 ALL NINE BAY AREA COUNTIES AND WE'RE SEEING STRONG SUPPORT FOR
9 THE MEASURE BECAUSE OF THE NEED FOR NEW HOUSING RESOURCES IS
10 SO GREAT AND IT REMINDS ME OF THE RICHMOND HOUSING MEETING
11 THIS MORNING AND I WOULD LIKE TO TURN THIS OVER TO KATE H TO
12 PROVIDE THE LAST PIECE OF THE BUSINESS PLAN.

13

14 **KATE HARTLEY:** KATE HARTLEY, DIRECTOR OF BAHFA. NEXT SLIDE
15 PLEASE. THANK YOU DIRECTOR PREMIER JUST TO REITERATE THIS IS A
16 FINAL PIECE IN THE BUSINESS PLANNING PROCESS. WE HAVE SPENT
17 THE LAST YEAR. SO, AS YOU KNOW, REALLY CREATING SCAFFOLDING TO
18 BUILD TOWARDS THE REGIONAL HOUSING BONDS AND THE DOCUMENTATION
19 AND INFORMATION THAT WE'LL BE PUTTING BEFORE YOU IN THE FIRST
20 QUARTER OF 2024. IT'S INCLUDED A PRESENTATION ON BAHFA'S
21 ENABLING LEGISLATION SO YOU KNOW THE FRAMEWORK WITHIN WHICH WE
22 WORK. OUR EQUITY FRAMEWORK AND FUNDING PROGRAMS, AGAIN
23 UNANIMOUSLY APPROVED BY THE BAHFA BOARD. IT'S GOING BEFORE THE
24 ABAG EXECUTIVE BOARD NEXT WEEK, AND KEY DECISION POINTS AND
25 RECOMMENDATIONS FOR BAHFA'S EXPENDITURE PLAN. AS YOU RECALL IT



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1 INCLUDED THINGS LIKE PRIORITIZING PERMANENT SUPPORTIVE HOUSING
2 AND EXTREMELY LOW-INCOME HOUSING. AND THIS IS THE LAST
3 INFORMATIONAL ITEM WE'LL PRESENT BEFORE YOU PUT IT ALL
4 TOGETHER AS OUR BAHFA EXPENDITURE PLAN, A FINAL BUSINESS PLAN,
5 AND THEN FINALLY THE DRAFT BALLOT DOCUMENTS. NEXT SLIDE
6 PLEASE. SO, THIRD AND FINAL COMPONENT. THIS OPERATIONS AND
7 SUSTAINABILITY CHAPTER OVERVIEW DEMONSTRATES BAHFA'S ABILITY
8 TO DELIVER ON ITS THREE P MANDATE AND DELIVER LONG-TERM
9 FINANCIAL SUSTAINABILITY AS AN ORGANIZATION. NEXT SLIDE. AS WE
10 HAVE DISCUSSED BEFORE BAHFA'S GROWTH INTO A PUBLIC MORTGAGE
11 BANK WHICH IS OUR TRUE FINANCIAL GOAL AND A STRONG REGIONAL
12 LENDER AND SUBSIDY PROVIDER IS NOT GOING TO HAPPEN OVERNIGHT.
13 IN THE EARLY YEARS OF OUR OPERATION WE WILL RELY ON
14 ADMINISTRATIVE FEES WE WILL RECEIVE FROM THE GO BOND JUST LIKE
15 CITIES AND COUNTIES TO COVER OUR IMPLEMENTATION COSTS. AND
16 THEN WE'LL BEGIN TO LEND ON BOTH NEW PRODUCTION AND
17 PRESERVATION PROJECTS. WE'LL EARN INCOME FROM OUR LOANS AND
18 WE'LL BEGIN TO BUILD A BALANCE SHEET THAT WILL OPEN MULTIPLE
19 DOORS. FIRST WE'LL CREATE A BASE OF FINANCIAL STRENGTH OR
20 COLLATERAL THAT WE CAN USE TO PROVIDE NEW LENDING
21 OPPORTUNITIES THAT DO NOT RELY ON GO BONDS AND FUTURE TAXPAYER
22 FUNDED BOND ISSUANCES. SECOND, WE'LL HAVE A POOL OF FUNDS
23 STARTING WITH INCOME THAT WE EARN ON THE GO BONDS AND THEN
24 EXTENDING OUT THROUGH OUR FUTURE LENDING PROGRAMS THAT WE'LL
25 USE TO PUT SUBSIDIES BACK INTO PROJECTS. AND THEN FINALLY



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1 WE'LL BE ABLE TO FUND RESERVES THAT WILL PROTECT BOTH BAHFA
2 AND THE PROJECTS WE FUND, AND, ALSO, ALLOW US TO FUND
3 PROGRAMS. I'M HOPING THAT WE CAN CONTINUE PROGRAMS LIKE THE
4 RENTAL ASSISTANCE PROGRAM THAT YOU SAW TODAY FOR SENIORS. NEXT
5 SLIDE PLEASE. THEN BY YEARS 10 TO 15, WE EXPECT TO HAVE
6 LAUNCHED OUR SECOND PHASE AS A PUBLIC MORTGAGE BANK WE'LL HAVE
7 A BALANCE SHEET THAT CAN PROVIDE LENDING FOR WHICH WE RELY
8 TOTALLY ON CONVENTIONAL BANKS THOSE BANKS TAKE INTEREST AND
9 FEES FROM OUR PROJECT PROJECTS AS PROFITS BAHFA WILL BE
10 DIFFERENT IN THAT WE'LL BE ABLE TO REINVEST THAT INCOME BACK
11 INTO PROJECTS AND PROGRAMS. THESE REVENUES WILL ENABLE BAHFA
12 TO BE A SELF-SUSTAINING AGENCY AND WE CAN EXPAND OUR PRODUCTS
13 THAT WE OFFER SUCH AS LOAN GUARANTEES WITH A STRONG BALANCE
14 SHEET STRONG LENDING TRACK RECORD AND STRONG BENEFITS THAT WE
15 CAN PROVIDE TO THE REGION BAHFA CAN BE AN EXCELLENT ADVOCATE
16 AT THE STATE AND FEDERAL LEVEL FOR FINANCING PROGRAMS THAT CAN
17 FURTHER BENEFIT OUR REGION. NEXT SLIDE. IN THIS GRAPHIC
18 REPRESENTS OUR VISION OF OUR GROWTH. WE'LL START WITH THE GO
19 BONDS THAT WILL ALLOW US TO EXPAND OUR LENDING PRODUCTS. WE'LL
20 BE LENDING IN ALL NINE COUNTIES WITH THOSE BONDS, BUT WE'LL
21 CONTINUE AND EXPAND OUR LENDING FOOTPRINT THROUGHOUT THE
22 REGION AND WE'LL BE BRINGING ADDITIONAL RESOURCES FORWARD AS
23 WE GROW AS A STRONG LENDER. NEXT SLIDE PLEASE. SO, ASSUMING A
24 \$10 BILLION BOND, AND AS YOU KNOW, THAT NUMBER IS NOT
25 DETERMINED. WE'RE DOING POLLING RIGHT NOW. IT COULD BE A



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1 DIFFERENT NUMBER. ASSUMING A \$10 BILLION BOND, OUR FINANCIAL
2 PROJECTIONS INDICATE THAT WE'LL EARN BETWEEN 10 AND \$17
3 MILLION A YEAR IN INTEREST AND FEES. AND BY YEAR TEN OR 15,
4 AND THAT WILL BE A FUNCTION OF MARKET CONDITIONS AND THE
5 NUMBER OF BOND ISSUANCES THAT WE HAVE WORKING IN COLLABORATION
6 WITH THE COUNTIES. WE EXPECT TO HAVE A BALANCE SHEET OF
7 BETWEEN 150 AND 165 MILLION. THIS BALANCE SHEET IS WHAT
8 UNLOCKS THE BENEFITS WE HAVE BEEN TALKING ABOUT TODAY. AND AS
9 WE HAVE MODELED A RANGE OF DIFFERENT SCENARIOS, AGAIN, WE ARE
10 NOT -- WE CAN'T SAY WITH CERTAINTY WHAT MARKET CONDITIONS WILL
11 BE. BUT OUR MODELING, AS STRESS TESTED, DOES SHOW THAT BAHFA
12 CAN ACHIEVE FINANCIAL SELF-EFFICIENCY, SECURE ADDITIONAL
13 FUNDING RESOURCES AND PUT MONEY BACK INTO PROJECTS AND
14 COMMUNITIES. NEXT SLIDE. AND OUR FINANCIAL PROJECTIONS ARE
15 SHOWING BAHFA, JUST BAHFA, AS PRODUCING AND PRESERVING BETWEEN
16 3,704,000 UNITS WITH OUR REGIONAL FUNDS. ABOUT 44% IS OUR
17 ESTIMATE WILL GO TO EXTREMELY LOW-INCOME AND VERY LOW-INCOME
18 HOUSEHOLDS. NEXT SLIDE. AND THAT IS IT. WE'RE VERY HAPPY TO
19 ANSWER QUESTIONS.

20

21 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** ALL RIGHT. AND I'M NOT
22 GOING TO SAY YOU SAVED THE BEST FOR LAST THIS. IS THE BUILD UP
23 OF WHAT A LOT OF US WERE INTERESTED IN LOOKING AT IS BEING
24 ABLE TO CREATE YOUR OWN FINANCING MODEL, I SEE THAT AS FREE
25 MONEY THAT A TRADITIONAL CONSTITUTION WOULD GET THAT WE'RE



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1 GETTING AND ALLOW TO REINVEST IN OUR COMMUNITIES FOR MORE
2 HOUSING. THAT'S CRITICAL. WE HAVE DONE A LOT OF PRESENTATIONS
3 BUT I APPRECIATE THIS ONE PARTICULARLY BECAUSE IT'S WHAT I
4 HAVE BEEN REALLY EXCITED ABOUT MAYBE BECAUSE I AM A FORMER
5 BANKER. ANY QUESTIONS FROM COMMITTEE MEMBERS? SEEING NONE.
6 I'LL GO TO MEMBERS OF THE PUBLIC THEN COME BACK.

7

8 **CLERK, FRED CASTRO:** CHAIR PEDROZA, SUPERVISOR WILLIAMS HAS A
9 HER RAISED.

10

11 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** SUPERVISOR WILLIAMS.
12 SORRY MY iPad WAS RIGHT IN YOUR HAND'S WAY. [LAUGHTER]

13

14 **WANDA WILLIAMS:** MY QUESTION IN REFERENCE TO HOUSING PRODUCTION
15 -- AND I DON'T KNOW IF I MISSED THIS SOMEWHERE OR NOT, BUT
16 WOULD THAT ALSO INCLUDE THE BUILDING FOR INDIVIDUALS TO --
17 WILL THERE BE OPPORTUNITY FOR US TO HAVE A PROGRAM THAT ALLOWS
18 FOR AFFORDABLE HOME PURCHASING, AS WELL? IS THAT PART OF THIS?
19 OR IS IT ONLY FOR A RENTAL PROPERTY?

20

21 **KATE HARTLEY:** REMEMBER, THERE ARE TWO TRACKS OF FUNDING. BAHFA
22 WILL RETAIN 20% OF THE GO BONDS RAISED AND WE HAVE RULES ON
23 OUR FUNDING THAT ARE DIFFERENT FROM THE RULES THAT APPLY TO
24 THE COUNTIES AND DIRECT ALLOCATION CITIES. THE DIRECT
25 ALLOCATION CITIES AND COUNTIES CAN FUND AFFORDABLE



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1 HOMEOWNERSHIP. FOR BAHFA'S PRODUCTION FUNDS WE'RE LIMITED TO
2 RENTAL HOUSING.

3

4 **WANDA WILLIAMS:** OKAY. I DIDN'T REMEMBER THAT PART. OKAY. THANK
5 YOU. I PUT IT IN MY NOTES. [LAUGHTER] THANK YOU FOR YOUR
6 ANSWER.

7

8 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** ALL RIGHT. THANK YOU
9 SUPERVISOR. I DO NOT SEE ANY OTHER HANDS RAISED.

10

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

12

13 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** GO AHEAD.

14

15 **SPEAKER:** THANK YOU, CHAIR. I HAVE JUST SOME QUESTIONS ABOUT
16 THE MORTGAGE BANK. I WAS WONDERING IF THERE IS ANY CONCERN
17 FROM MARKET LENDERS THAT ARE WORKING IN THAT MORTGAGE BANKING
18 SPACE FOR MULTI- FAMILY LENDING?

19

20 **KATE HARTLEY:** I WOULD IMAGINE THERE IS WE DO HOPE TO CAPTURE
21 MARKET SHARE SO THAT WE CAN TAKE THE INTEREST AND FEES THAT
22 ARE GOING OUT AND KEEP IT BACK IN OUR COMMUNITIES. BUT WE HAVE
23 VERY GOOD LENDING PARTNERS. WE DO ANTICIPATE WE WILL CONTINUE
24 TO WORK WITH THEM, CERTAINLY IN THE EARLY YEARS. SO, WE WANT
25 TO ACKNOWLEDGE THE IMPORTANCE OF THOSE RELATIONSHIPS. AND,



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1 ALSO, ACKNOWLEDGE AS A REGION OF 8 MILLION PEOPLE AND LOTS OF
2 DIFFERENT LENDING PROGRAMS, THERE IS A NEED FOR ALL KIND OF
3 FINANCING TOOLS. SO WE WENT BE KICKING THEM OUT OF THE SPACE
4 JUST YET.

5

6 **SPEAKER:** AND TO FOLLOW UP WITH THAT, I KNOW THE FOCUS IS ON
7 MORTGAGE LENDING WAS THERE ANY DISCUSSION ABOUT USING THIS
8 DURING CONSTRUCTION?

9

10 **KATE HARTLEY:** YES WE ANTICIPATE MAKING CONSTRUCTION LOANS ON
11 PRESERVATION AND IF WE DO NOT LIHTC LENDING ON THOSE
12 DEVELOPMENTS AS WELL, WE'LL NEED TO SET UP THE INFRASTRUCTURE
13 FOR THAT, BUT WE INTEND TO DO SO.

14

15 **SPEAKER:** GREAT. AND PARTICIPATION TO BUY DOWN INTEREST RATE,
16 IS THAT A POTENTIAL PRODUCT FOR THE FUTURE?

17

18 **KATE HARTLEY:** WE WANT TO HAVE, YES, AN EXPANDED PORTFOLIO OF
19 DIFFERENT PRODUCTS. SO, STARTING OUT, WE REALLY HAVE A BIG
20 HEAD START WITH THE ACCESS TO THE GO BONDS. BUT, AND AS WE
21 BUILD, WE DO ANTICIPATE THAT WE'LL BE ABLE TO DO SEVERAL
22 DIFFERENT KINDS OF FINANCIAL ASSISTANCE.

23

24 **SPEAKER:** THANK YOU VERY MUCH. THIS IS VERY EXCITING.

25



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1 **KATE HARTLEY:** THANK YOU.

2

3 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** ALL RIGHT. CHAIR ROMERO?

4

5 **CHAIR, CARLOS ROMERO, ABAG HC:** QUICKLY. ONE, I FAILED TO
6 WELCOME YOU, LISA MOTOYAMA, TO THE BOARD. AND I DID WANT TO
7 SAY THAT WE -- I DON'T KNOW IF YOU HAVE HAD AN OPPORTUNITY --
8 I KNOW THERE HAVE BEEN A COUPLE OF MEETINGS WITH FORSYTHE
9 ADVISERS AND WITH MEMBERS WHO HELPED PUT TOGETHER AND RAN THE
10 NEW YORK MODEL THAT THIS IS BASED ON, AND CERTAINLY WITH YOUR
11 FINANCIAL ACUMEN AND YOUR EXPERTISE IN HOUSING, IF WE HOLD
12 ANOTHER ONE OF THOSE -- AND I KNOW YOU HAVE BEEN TO THEM, BUT
13 IT WOULD BE GREAT TO HAVE LISA THERE, KIND OF FINANCIAL ACUMEN
14 -- WE STARTED OUT IN THE INDUSTRY TOGETHER DECADES AGO. I WANT
15 TO CONFIRM THESE CALCULATIONS AROUND THE POTENTIAL 10 TO \$17
16 MILLION A YEAR COMING IN, IN REVENUE FEES, THAT'S BASED ON \$2
17 MILLION -- \$2 BILLION DOLLARS, CORRECT? IT'S NOT THE ENTIRE
18 TEN BILLION, IT'S THE SHARE THAT WOULD GO TO BAHFA? CORRECT?

19

20 **KATE HARTLEY:** THAT THAT'S RIGHT.

21

22 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. GREAT REPORT.

23

24 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** DO WE HAVE PUBLIC COMMENT
25 ON THIS ITEM?



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1

2 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
3 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
4 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
5 PUBLIC COMMENT AT THIS TIME.

6

7 **CHAIR, ALFREDO PEDROZA, MTC BAHFAOC:** PERFECT. I'LL JUST SAY,
8 YOU KNOW, IN TERMS OF THE COMPETITION WITH BANKS, I THINK IT'S
9 HEALTHY. THERE IS GOING TO BE A LOT OF OPPORTUNITIES TO LEARN
10 FROM EACH OTHER AND TO ME THAT'S PART OF THE PARTNERSHIP AND
11 MAKING SURE THEY CAN ALSO SHARPEN THE PENCIL TOO, AND THE
12 GOVERNMENT SOMETIMES FORCES THEM TO SHARPEN THE PENCIL THIS IS
13 A GREAT SPACE TO BE IN WE'RE GOING TO LEARN SO MUCH. THE
14 RECORDKEEPING OF HOW THIS MORPHS IS GOING TO BE SO IMPORTANT
15 FOR US TO COME BACK AND TELL THAT STORY. THIS IS AN
16 INFORMATIONAL ITEM. BAHFA HAS ADJOURNED BUT WE'RE GOING
17 CONTINUE WITH THE INFORMATIONAL ITEM.

18

19 **CLERK, FRED CASTRO:** I WAS REMISS IN MAKING THE BAHFA OVERSIGHT
20 COMMITTEE COMPENSATION ANNOUNCEMENT. JUST IN 30 SECONDS I CAN
21 MAKE THAT ANNOUNCEMENT NOW. AS AUTHORIZED BY STATE LAW I AM
22 MAKING THE FOLLOWING ANNOUNCEMENT. EACH MEMBER OF THE BOARD
23 HERE TODAY WILL BE ENTITLED TO RECEIVE \$100 PER MEETING
24 ATTENDED UP TO A MAXIMUM OF \$500 PER MONTH PER AGENCY. THIS
25 AMOUNT IS A PROVIDED AS A RESULT OF CONVENING A MEETING FOR



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1 WHICH EACH MEMBER IS ENTITLED TO COLLECT SUCH AMOUNT. THANK
2 YOU.

3

4 **CHAIR, ALFREDO PEDROZA, MTC BAHAOC:** ALL RIGHT. SO, AT THIS
5 POINT, WE ARE ADJOURNING TO OUR NEXT MEETING WHICH WILL BE
6 WEDNESDAY DECEMBER 13TH AND TO MEMBERS OF THE PUBLIC I KNOW
7 SOMETIMES IT CAN LOOK INTERESTING HOW WE'RE TRYING TO DO
8 BUSINESS UP HERE BUT IT'S PART OF OPERATING IN THIS NEW, TO
9 STAFF, YOU DO AN INCREDIBLE JOB TRYING TO GET US HERE AND AS
10 WE MANAGING SCHEDULES HANGING IN THERE AS LONG AS POSSIBLE
11 IT'S HARD AND IMPORTANT WORK WE'RE DOING I WANT TO DON'T WANT
12 ANYONE TO KNOW WE'RE NOT GIVING TIME TO THESE ISSUES THAT THEY
13 DESERVE, WHEN WE'RE ON QUORUM WE'RE GOING TO MANAGE ISSUES,
14 WE'RE HERE AND DOING IMPORTANT WORK. I WANT TO PROVIDE THAT
15 QUICK DISCLOSURE. AT THIS POINT, THE MEETING IS ADJOURNED.

16 [ADJOURNED]

17



NTT

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