



# METROPOLITAN TRANSPORTATION COMMISSION

## Meeting Transcript





JUNE 26, 2024

1 **BAY AREA HOUSING FINANCE AUTHORITY**

2 **WEDNESDAY, JUNE 26<sup>TH</sup>, 2024, 9:35 AM**

3

4

5 **ALFREDO PEDROZA:** I HAVE 9:35. I SEE THE MAJORITY OF

6 COMMISSIONERS AT THE DAIS. CAN'T SEE THE FOLKS IN THE BACK. ON

7 AIR SIGN. GO. MY NAME IS ALFREDO PEDROZA, CHAIR OF THE BAY

8 AREA HOUSING FINANCE AUTHORITY ALONG WITH NICK JOSEFOWITZ WHO

9 IS NOT HERE TODAY. THIS CALLING THIS MEETING TO ORDER THIS

10 MEETING IS WEBCAST ON THE MTC WEB SITE. PROCEED TO ROLL CALL

11 PLEASE.

12

13 **CLERK, KIMBERLY WARD:** PEDROZA?

14

15 **CHAIR, ALFREDO PEDROZA:** HERE.

16

17 **CLERK, KIMBERLY WARD:** JOSEFOWITZ? AHN? ABSENT. CANEPA?

18

19 **DAVID CANEPA:** HERE.

20

21 **CLERK, KIMBERLY WARD:** CHAVEZ?

22

23 **CINDY CHAVEZ:** HERE.

24

25 **CLERK, KIMBERLY WARD:** DUTRA-VERNACI?





**METROPOLITAN  
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COMMISSION  
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JUNE 26, 2024

1

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

3

4 **CLERK, KIMBERLY WARD:** EL-TAWANSY? IS ABSENT. COMMISSIONER  
5 FLEMING?

6

7 **VICTORIA FLEMING:** HERE COMMISSIONER GIACOPINI IS NOT HERE AT  
8 THE MOMENT. I EXPECT SHE WILL JOIN LATER THIS MORNING. EXCUSE  
9 ME. COMMISSIONER GLOVER?

10

11 **FEDERAL D. GLOVER:** HERE.

12

13 **CLERK, KIMBERLY WARD:** COMMISSIONER MAHAN?

14

15 **MATT MAHAN:** HERE.

16

17 **CLERK, KIMBERLY WARD:** MILEY?

18

19 **NATHAN MILEY:** HERE.

20

21 **CLERK, KIMBERLY WARD:** MOULTON PETERS?

22

23 **STEPHANIE MOULTON-PETERS:** HERE.

24

25 **CLERK, KIMBERLY WARD:** NOACK?





JUNE 26, 2024

1

2 **SUE NOACK:** HERE.

3

4 **CLERK, KIMBERLY WARD:** PAPAN IS ABSENT. SCHAFF?

5

6 **LIBBY SCHAFF:** HERE.

7

8 **CLERK, KIMBERLY WARD:** SPERING?

9

10 **JAMES P. SPERING:** HERE.

11

12 **CLERK, KIMBERLY WARD:** THAO?

13

14 **SHENG THAO:** HERE.

15

16 **CLERK, KIMBERLY WARD:** QUORUM IS PRESENT.

17

18 **CHAIR, ALFREDO PEDROZA:** PROCEED TO ITEM TWO. IF YOU COULD JOIN

19 ME IN THE PLEDGE OF ALLEGIANCE, PLEASE? [ PLEDGE OF ALLEGIANCE

20 ] "I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF

21 AMERICA, AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION

22 UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

23





JUNE 26, 2024

1 **CHAIR, ALFREDO PEDROZA:** I HAVE GOT TO SAY THAT'S ONE OF OUR  
2 BETTER PLEDGES OF ALLEGIANCE WITH MORE PEOPLE IN ATTENDANCE.  
3 THANK YOU. GOING TO THE COMPENSATION ANNOUNCEMENT.

4

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

11

12 **CHAIR, ALFREDO PEDROZA:** THANK YOU VERY MUCH, KIMBERLY. ITEM  
13 FOUR, CHAIRPERSON'S REPORT. A VERY IMPORTANT DAY FOR THE BAY  
14 AREA HOUSING FINANCE AUTHORITY, MTC ABAG AND SPECIFICALLY ALL  
15 PEOPLE WHO HAVE WORKED FOR MANY YEARS TO PROVIDE A BETTER WAY  
16 OF AFFORDABLE HOUSING FOR BAY AREA RESIDENTS. WE'LL TAKE THE  
17 FINAL ACTION TO PLACE THE HOUSING BOND ON THE NOVEMBER BALLOT.  
18 THIS MEETING FOLLOWS A PUBLIC NOTICE WE HELD MAY 22ND THERE IS  
19 MULTIPLE TIMES WE HAVE TALKED ABOUT THIS. I REALLY LOOK  
20 FORWARD TO THIS DAY IT IS A CULMINATION OF SO MUCH DISCUSSION  
21 FROM COMMISSIONERS AND MEMBERS. WE HAVE SPENT SEVERAL YEARS  
22 CREATING DEBATING AND FINALIZING OUR HOUSING POLICIES, WE'RE  
23 NOT GOING TO ASK STAFF TO PRESENT AGAIN BECAUSE WE ALL KNOW IT  
24 BY MEMORY AT THIS POINT. I WANT TO THANK STAFF FOR THEIR  
25 COMMITMENT, OUTREACH, GOING INTO LOCAL COMMUNITIES TO HEAR





JUNE 26, 2024

1 FROM THEM AT THEIR LOCAL LEVEL TO HEAR FROM THEM CONCERNS FROM  
2 PEOPLE. IN A FRONT FACING WAY THESE ARE YOU ON NEIGHBORS AND  
3 FAMILY MEMBERS. I REALLY APPRECIATE THIS. WE WILL TAKE CARE OF  
4 BUSINESS TODAY ON THE FINAL POLLING NUMBERS ON THE HOUSING  
5 BOND. I WANT TO THANK THE BODY LEANING INTO THIS AND TACKLING  
6 ISSUES THAT NEED TO BE ADDRESSED. I'LL SHARE A PERSON STORY, I  
7 WAS COACHING SOCCER AND I SAW THESE KIDS AND THERE WAS A FLASH  
8 BACK TO HOW WE GROUP, AND THERE WAS HOUSING OPPORTUNITY FOR  
9 MANY OF US AND IT ENCAPSULATES AN OPPORTUNITY WE'RE TRYING TO  
10 PRESERVE. I TALK ABOUT SOCCER BECAUSE I DID THAT YESTERDAY. IT  
11 WAS TOP OF MIND. WE'LL GO TO OUR CONSENT CALENDAR. I'LL SEE IF  
12 WE HAVE PUBLIC COMMENT ON OUR CONSENT CALENDAR?

13

14 **CLERK, KIMBERLY WARD:** PUBLIC COMMENT. I HAVE RECEIVED NOTHING  
15 IN WRITING ON THIS ITEM AND I SEE TWO MEMBERS OF THE PUBLIC  
16 WITH THEIR HANDS RAISED.

17

18 **CHAIR, ALFREDO PEDROZA:** CONFIRM IT'S FOR PUBLIC COMMENT  
19 PLEASE.

20

21 **CLERK, KIMBERLY WARD:** THOSE ONLINE WITH YOUR HAND RAISED, IF  
22 YOU ARE RAISING YOUR HAND FOR THE CONSENT CALENDAR, KEEP YOUR  
23 HAND RAISED, OTHERWISE PLEASE LOWER YOUR HAND THEN YOU CAN  
24 RAISE IT AGAIN DURING THE APPROPRIATE ITEM. AGAIN, WE'RE ON  
25 THE CONSENT CALENDAR. WITH THAT, DO I SEE THREE MEMBERS OF THE





JUNE 26, 2024

1 PUBLIC WITH THEIR HANDS STILL RAISED. WE'LL CALL ON THE FIRST  
2 HOW MUCH TIME?

3

4 **CHAIR, ALFREDO PEDROZA:** 90 SECONDS.

5

6 **CLERK, KIMBERLY WARD:** FIRST SPEAKER, PASTOR BANE, IF YOU ARE  
7 SPEAKING ON THE CONSENT CALENDAR, GO AHEAD AND IDENTIFY WHICH  
8 ITEM ON THE CONSENT CALENDAR.

9

10 **CHAIR, ALFREDO PEDROZA:** ON THE CONSENT CALENDAR, PLEASE.

11

12 **CLERK, KIMBERLY WARD:** THANK YOU.

13

14 **SPEAKER:** I'M SPEAKING ON THE IN SUPPORT OF THE BAY AREA \$20  
15 BILLION --

16

17 **CHAIR, ALFREDO PEDROZA:** THAT'S AT A LATER TIME TODAY, SIR, YOU  
18 ARE GOING TO HAVE YOUR TIME TO ADDRESS THAT. THIS IS PUBLIC  
19 COMMENT ON CONSENT.

20

21 **CLERK, KIMBERLY WARD:** OKAY. MINDY PETUNAK, GO AHEAD AND UNMUTE  
22 YOURSELF.

23

24 **SPEAKER:** HELLO. CAN YOU HEAR ME.

25





JUNE 26, 2024

1 **CLERK, KIMBERLY WARD:** ARE YOU SPEAKING ON THE CONSENT

2 CALENDAR, MA'AM?

3

4 **SPEAKER:** I THINK I'M SPEAKING IN PUBLIC COMMENT. SORRY I

5 RAISED MY HAND AT THE WRONG TIME.

6

7 **CLERK, KIMBERLY WARD:** NO PUBLIC COMMENT.

8

9 **CHAIR, ALFREDO PEDROZA:** MOTION AND SECOND?

10

11 **SPEAKER:** MOTION.

12

13 **SPEAKER:** SECOND.

14

15 **CHAIR, ALFREDO PEDROZA:** ROLL CALL VOTE.

16

17 **KATHLEEN KANE:** ROLL CALL VOTE NOT NECESSARY BECAUSE ALL

18 MEMBERS ARE PRESENT IN THE ROOM.

19

20 **CHAIR, ALFREDO PEDROZA:** ALL IN FAVOR, SAY AYE. [AYES] I HAVE

21 NEVER SEEN SO MUCH ENTHUSIASM.

22

23 **KATHLEEN KANE:** FOR THE CLARITY OF THE RECORD MOTION PASSES

24 UNANIMOUSLY BY ALL MEMBERS PRESENT.

25





JUNE 26, 2024

1 **CHAIR, ALFREDO PEDROZA:** PROCEEDING TO ITEM 6A POLL RESULTS FOR  
2 THE BAY AREA AFFORDABLE HOUSING BOND. STAFF WILL PROVIDE AN  
3 OVERVIEW OF FINDINGS FROM THE MAY JUNE 24TH VOTER OPINION.  
4 TURNING IT OVER TO REBECCA LONG AND RUTH BERNSTEIN. THIS IS AN  
5 INFORMATION ITEM ONLY.

6

7 **REBECCA LONG:** GOOD MORNING CHAIR AND MEMBERS OF THE BAHFA  
8 AUTHORITY. REBECCA LONG DIRECTOR OF LEGISLATION AND PUBLIC  
9 AFFAIRS I'M GOING TO HAND IT OVER TO RUTH B, EMC RESEARCH,  
10 CEO, HER AND HER TEAM HAVE CONDUCTED A NUMBER OF POLLS FOR US  
11 ON THIS BOND MEASURE, RECENTLY THREE, THE MOST RECENT ONE WAS  
12 COMPLETED LATE MAY, JUNE. IT'S IMPORTANT YOU SEE THAT POLL  
13 BEFORE YOU TAKE THIS HISTORICAL VOTE TODAY. WITH THAT I'LL  
14 TURN IT OVER TO.

15

16 **RUTH BERNSTEIN:** RUTH THANK YOU REBECCA, AND I ASSUME THERE ARE  
17 SOME SLIDES THAT ARE GOING TO MAGICALLY SHOW UP ON THE SCREEN.

18

19 **CHAIR, ALFREDO PEDROZA:** WHY DON'T WE GET STARTED AND I'M SURE  
20 THEY WILL SHOW UP.

21

22 **RUTH BERNSTEIN:** I'LL WALK YOU THROUGH HIGH-LEVEL THE NUMBERS  
23 FROM THE MOST RECENT POLL THAT WE DID AND YOU WILL SEE  
24 COMPARISONS TO SOME OF THE EARLY POLLING. NEXT SLIGHTED  
25 PLEASE. SLIDE. THIS MOST RECENT POLL IS FRESH DATA WE





JUNE 26, 2024

1 CONDUCTED THIS AT THE BEGINNING OF THE MONTH AND RECEIVED 21  
2 HELPED RESPONSES SO WE COULD FEEL CONFIDENT IN RESULTS. AND IT  
3 WAS REPRESENTATIVE OF THE NINE COUNTY BAY AREA THOSE LIKELY TO  
4 VOTE THIS NOVEMBER AND WE DID THE SURVEY IN MULTIPLE  
5 LANGUAGES, ENGLISH, SPANISH, AND CHINESE AND TRIED TO REACH  
6 PEOPLE WHERE WE COULD REACH THEM, BY PHONE, ALSO TEXTING AND  
7 E-MAIL INVITATION. SO MULTI-MODAL, VERY TYPICAL OF HOW POLLING  
8 IS DONE NOW. NEXT PAGE. WHAT WE SAW OVERALL BIG PICTURE  
9 TAKEAWAY AS WE SAW IN THE BIG PICTURE IN POLLING VOTERS NOW  
10 ARE PESSIMISTIC NOT FEELING SUPER CONFIDENT IN WHERE THINGS  
11 ARE GOING GENERALLY. AND THEY'RE FEELING TAX HESITANT AND  
12 THAT'S BEEN FAIRLY CONSISTENT. A LOT OF THAT HAS TO DO WITH  
13 COST OF LIVING. WHAT WE'RE ALSO SEEING THOUGH THAT THERE  
14 CONTINUES TO BE AWARENESS THAT HOUSING AVAILABILITY AND  
15 HOUSING AFFORDABILITY IS A HUGE PROBLEM. IT'S NOT A SECRET.  
16 EVERYONE IS AWARE OF THIS AND THERE IS SOME AWARENESS THAT A  
17 BOND COULD MAKE A DIFFERENCE EVEN THOUGH WE HAVE SEEN IN  
18 RESEARCH PEOPLE DON'T UNDERSTAND WHAT A BOND IS OR DOES THEY  
19 SEE IT COULD MAKE A DIFFERENCE WE'RE SEEING IN THIS POLL IT  
20 STARTS AT 54% THOSE LEANING TOWARDS YES AFTER ADDITIONAL  
21 INFORMATION WE GET TO 55 WHICH IS SLIGHTLY HIGHER THAN WE HAVE  
22 SEEN IN EARLIER POLLING. THROUGH THE NUMBERS ON THE NEXT PAGE  
23 -- SORRY -- YEAH, JUST AS I MENTIONED, OVERALL PESSIMISM, 58%  
24 OF VOTERS IN THE BAY AREA THINK THINGS ARE GENERALLY OFF ON  
25 THE WRONG TRACK. 40% RIGHT DIRECTION. AND THAT'S BEEN VERY





JUNE 26, 2024

1 CONSISTENT OVER THE LAST SIX MONTHS OR SO. ON THE NEXT PAGE,  
2 ON TAX SENSITIVITY, GENERALLY TAXES ARE HIGH ENOUGH THAT  
3 PEOPLE WILL VOTE AGAINST ANY TAX INCREASE. 68% SAY THEY WILL  
4 JUST RIGHT OFF I'M GOING TO VOTE FOR ANY TAX INCREASE SOME  
5 TURN AROUND AND VOTE YES. MANY OF THEM ARE OPPOSED  
6 FUNDAMENTALLY. THAT'S BEEN CONSISTENT SINCE DECEMBER. IT WAS  
7 VERY DIFFERENT TWO YEARS AGO, FOUR YEARS AGO, FIVE YEARS AGO.  
8 IT HAS BECOME MORE ANTITAX ENVIRONMENT RIGHT NOW. ON THE NEXT  
9 PAGE, BUT WE ALSO SEE THAT THERE IS A CONCERN ABOUT HOUSING.  
10 SO, WE ASK, COMPARED TO A YEAR AGO IS, IT EASIER OR HARDER TO  
11 FIND A PLACE TO LIVE. WE STILL HAVE A HUGE PERCENTAGE ALMOST  
12 HALF SAYING IT'S HARDER TO FIND A PLACE TO LIVE AND 10% SAYING  
13 IT'S EASIER TO FIND A PLACE TO LIVE. WE HAVEN'T SEEN A BIG  
14 SHIFT AT ALL IN THIS. ON THE NEXT PAGE WE ALSO DO SEE SUPPORT  
15 FOR MORE HOUSING CONSTRUCTION. 60% OVERALL SAYING I SUPPORT  
16 BUILDING MORE HOUSING IN MY NEIGHBORHOOD, ONLY 39% OPPOSED TO  
17 THAT. SO THERE IS AWARENESS OF THE PROBLEM AND WILLING TO SEE  
18 SOMETHING DONE TO ADDRESS IT WITH MORE HOUSING. ON THE NEXT  
19 PAGE, PERCEPTION OF NEED, DO YOU THINK THERE IS A NEED FOR  
20 MORE FUNDING TO ADDRESS HOUSING AFFORDABILITY? 67% SAY THAT  
21 THERE IS A NEED. THEY RECOGNIZE WE NEED MORE HOUSING. AND THAT  
22 WE NEED MORE FUNDING TO ADDRESS IT. ON THE NEXT PAGE, THIS IS  
23 A LITTLE BIT OF AN INDICATION OF THE FRUSTRATION OF THE  
24 AWARENESS OF THE PROBLEM BUT CONCERN ABOUT RAISING TAXES. I  
25 WOULD SUPPORT TESTING IN AFFORDABLE HOUSING EVEN IF IT MEANS





JUNE 26, 2024

1 RAISING TAXES. WE HAVE ONLY 47% THAT AGREE WITH THAT 53%  
2 OPPOSE. SO WE HAVE TO MOVE PEOPLE INTO WILLING TO OPEN THEIR  
3 CHECK BOOKS. NEXT PAGE, A REGIONAL HOUSING BOND CAN MAKE A  
4 DIFFERENCE IN ADDRESSING BAY AREA HOUSING AFFORDABLE. WE NOW  
5 HAVE 58% THAT AGREE WITH THAT, SAYING IT CAN MAKE A DIFFERENCE  
6 THAT'S BEEN CONSISTENTLY AT 55% OR ABOVE. ON THE NEXT PAGE. ON  
7 THE NEXT PAGE. SO, WE DID ASK A QUESTION. WE SAID IF THIS  
8 MEASURE IS ON THE BALLOT, AND WE HAVE BEEN TWEAKING THIS OVER  
9 TIME, YOU KNOW SOME WORDS IN, SOME WORDS OUT. WE FEEL LIKE  
10 THIS IS NOW MAYBE WE HAVE KIND OF LANDED ON A BEST LANGUAGE  
11 HERE, WITH 54% TOTAL SAYING THAT THEY WOULD VOTE YES. WE  
12 ACTUALLY HAVE THE ROUNDING IS A LITTLE OFF, 52% -- 52.42%  
13 SAYING THEY WOULD VOTE YES THEN 1.23 VOTING YES, 54, BECAUSE  
14 PEOPLE ASK 52% WHY NOT 53. 46% NO. [LAUGHTER] ON THE NEXT  
15 PAGE. WE DID, AS A COMPARISON, AS I HAVE SAID WE ASKED THIS  
16 QUESTION IN A NUMBER OF DIFFERENT WAYS. BACK IN MARCH OF 2023  
17 WE DID ACTUALLY HAVE A QUESTION THAT WE WERE AT 58%, 49, 51,  
18 AND 50, NOTING HERE WE'RE NOW AT 54 SO WE'RE A BIT HIGHER. IT  
19 DOESN'T NECESSARILY MEAN THAT SUPPORTED IS GROWING. IT MEANS  
20 THAT WE'RE CONTINUING TO REFINE AND FIND SOME LANGUAGE THAT'S  
21 RESONATING. ON THE NEXT PAGE WE HAVE A COUPLE OF PAGES HERE  
22 I'M NOT GOING TO READ ALL THE INFORMATION BUT WE PRESENTED  
23 ADDITIONAL INFORMATION, KIND OF POSITIVE, SUPPORTIVE  
24 MESSAGING, TO VOTERS, GIVE THEM ALL KINDS OF INFORMATION HERE,  
25 SOME OF THE OUTCOMES AND SOME THINGS THE MEASURE COULD DO.





JUNE 26, 2024

1 SOME OF THE REASONS FOR THE MEASURE. AND WE SEE IT ALL AS  
2 GENERALLY POSITIVE BUT NOT WITH A LOT OF INTENSITY. ON THE  
3 NEXT PAGE WE SEE AS WELL, THE ADDITIONAL, YOU KNOW, NOT VERY  
4 NEGATIVE, NOT VERY POSITIVE, BUT SOME MESSAGES HERE THAT ARE  
5 MOVING PEOPLE. AND AT THE END, THEN WE ASK AGAIN, AFTER THE  
6 INFORMATION, NOW HOW WOULD YOU VOTE, AND WE DO SEE SUPPORT  
7 GOES UP A LITTLE BIT TO 55% YES, 45% NO, INCLUDING THOSE THAT  
8 LEAN TOWARD VOTING YES. ON THE NEXT PAGE, THIS IS JUST A  
9 COMPARISON FROM THE PREVIOUS POLLING OF KIND OF AT THE AFTER  
10 POSITIVE INFORMATION. SO, WE HAVE SEEN THE POSITIVE  
11 INFORMATION MAYBE MAKES SOME DIFFERENCE, GOT TO 54, 52, 50,  
12 AND NOW UP TO 55. SO, THIS POLL WE'RE SEEING KIND OF STARTS A  
13 LITTLE HIGHER AND AFTER INFORMATION WE GET MORE MOVEMENT.  
14 FEELING SOMEWHAT POSITIVE ABOUT THAT, OBVIOUSLY THAT IS STILL  
15 RIGHT AT THAT 55% THRESHOLD. SO THIS IS NOT SAYING THIS WILL  
16 BE EASY IN ANY WAY. BUT THERE ARE IN -- YOU KNOW, AND THIS IS  
17 WHERE THE NUMBERS ARE, WHERE THE NUMBERS HAVE BEEN, AND WE  
18 HAVE SEEN INSTANCES WHERE POLLING, THE CAMPAIGN, AND THE WHOLE  
19 ENVIRONMENT CAN ULTIMATELY, THE SUPPORT IS LOWER. WE HAVE ALSO  
20 SEEN MANY MEASURES WHERE A CAMPAIGN CAN MAKE A DIFFERENCE AND  
21 INCREASE SUPPORT. SO MEASURE AA, THE RESTORATION AUTHORITY  
22 MEASURE, THE POLLING WAS WHERE IT WAS, THE ULTIMATE BALLOT  
23 QUESTION -- THE ULTIMATE ELECTION RESULTS WERE A LITTLE HIGHER  
24 THAN THE POLLING. ALSO CALTRAIN, RECENT CALTRAIN SALES TAX  
25 MEASURE. SO THERE IS NO GUARANTEE THAT A CAMPAIGN CAN MAKE THE





JUNE 26, 2024

1 DIFFERENCE AND INCREASE SUPPORT, BUT WE'RE JUST SAYING IT HAS  
2 BEEN DONE. LAST PAGE THIS. IS THE END. LAST PAGE SHOWING A  
3 COUPLE OF QUOTES FROM AN OPEN-ENDED QUESTION ASKING VOTERS WHY  
4 WOULD YOU SUPPORT A MEASURE, WHY WOULD YOU OPPOSE IT. SO, YOU  
5 CAN SEE SOME OF THE RESPONSES IN VOTER'S OWN WORDS. AND I WILL  
6 STOP THERE AND SEE IF ARE THERE ANY QUESTIONS.

7

8 **CHAIR, ALFREDO PEDROZA:** THANK YOU, RUTH. ANY QUESTIONS FROM  
9 COMMISSIONERS BEFORE WE TAKE PUBLIC COMMENT ON THIS ITEM?  
10 DON'T SEE ANY. KIMBERLY ANY PUBLIC COMMENT ON 6A?

11

12 **CLERK, KIMBERLY WARD:** YES. WE DO HAVE ONE SPEAKER WITH A CARD  
13 FOR ITEM SIX. THAT IS DAN PLEASE APPROACH THE PODIUM.

14

15 **SPEAKER:** GREAT. THANK YOU. MY NAME IS DAN CEDIK. I'M AN  
16 ENVIRONMENTAL ADVOCATE. I BELIEVE IN STICKS BUT I BELIEVE ALL  
17 THE INFORMATION YOU CAN PROJECT IN THE FUTURE HERE I HAVE A  
18 BIT MORE INFORMATION THAN YOU DO, I FILED CPRAS AND GOT BACK  
19 TEN STATISTICS DOCUMENTS FROM EMC ON THIS, IN NOVEMBER THIS  
20 BOND IS GOING TO FAIL BY 3.8%. MISS ECKLUND HAD IT RIGHT WHEN  
21 SHE ASKED WHAT HAPPENS WHEN WE DON'T -- IF WE FAIL? WHAT  
22 HAPPENS IF WE FAIL? AND EMC RESEARCH SAID THERE IS NO RULE  
23 THAT YOU CAN'T PUT IT BACK ON THE BALLOT, PEOPLE FORGET WE CAN  
24 PUT IT BACK ON IN TWO YEARS. BUT THE RESEARCH IN LOBBED TERMS  
25 AND ACTUAL STATISTICAL REPETITIVE BALLOT INITIATIVE WHERE IS





JUNE 26, 2024

1 THEY FAIL THE CHANCE OF PASSING GO DOWN AND DOWN. THERE IS AN  
2 AWFUL LOT OF BALLOT MEASURES ON THE FALL HERE I SEE. AND YOU  
3 ARE CANNIBALIZING ALL THOSE BY PUTTING THAT UP THERE. ANYWAY,  
4 IT'S NOT GOING TO PASS. PRESERVE IT FOR A BETTER DAY. I DO  
5 SUPPORT THE PREVAILING WAGE. THROUGH PROJECT HOMEKEY AND  
6 ARTICLE 34 PROTECTIONS AND COULD PUT PROJECT HOMEKEY HOTELS  
7 ANYWHERE BUT STATISTICALLY EVERYONE IN THIS ROOM WILL BE  
8 DECEASED BY THE TIME THIS BOND IS PAID OFF.

9

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

11

12 **CLERK, KIMBERLY WARD:** THANK YOU. THERE ARE A NUMBER OF RAISED  
13 HANDS IN THE ZOOM SPACE.

14

15 **CHAIR, ALFREDO PEDROZA:** LET'S MAKE SURE IT'S FOR THE POLL  
16 INFORMATION WE GOT. IF WE WANT TO TALK ABOUT THE ITEM THERE,  
17 IS GOING TO BE PLENTY OF OPPORTUNITY. I'M GOING TO MAKE SURE  
18 THAT WE REMIND EACH SPEAKER THAT THIS IS ABOUT THE POLLING AND  
19 ANY QUESTIONS REGARDING THE INFORMATION THAT WAS PRESENTED.  
20 THANK YOU, KIMBERLY.

21

22 **CLERK, KIMBERLY WARD:** THANK YOU. OUR FIRST SPEAKER IS CHRIS  
23 ROBELL. UNMUTE YOURSELF AND STATE WHICH ITEM YOU'RE SPEAKING  
24 ON.

25





JUNE 26, 2024

1 **SPEAKER:** GOOD MORNING. I AM SPEAKING ON WHAT WAS JUST  
2 DISCUSSED.

3

4 **CLERK, KIMBERLY WARD:** THANK YOU.

5

6 **SPEAKER:** OKAY. SO, THE CONCERN I HAVE IS THAT YOU'RE TRYING TO  
7 FINAGLE THE WORDS; I'M GOING TO CALL IT TO TRY TO TRICK VOTERS  
8 WITH A BUNCH OF SPECULATIVE BENEFITS THAT MAY OR MAY NOT BE  
9 REALIZED. I URGE YOU TO MAKE SURE THAT PEOPLE KNOW THIS IS A  
10 TAX, IT'S A TAX THAT WILL LAST 54 YEARS AND EXACTLY HOW MUCH  
11 IT WILL COST AND THE INTEREST RATE. OBVIOUSLY THOSE THINGS  
12 SHOULD ARE DISCLOSED IT'S CALLED TRUTH IN LENDING MAKE SURE IT  
13 HAPPENS. THREE GRAND JURIES HAVE DENOUNCED LANGUAGE THAT IS  
14 NOT FORTH RIGHT TO VOTERS IN THE BAY AREA. SANTA CLARA COUNTY  
15 IF ALL YOU'RE READING IS ABOUT A LABEL YOU'RE BEING DUPED. SO  
16 PLEASE ALAMEDA AND SANTA CRUZ HAD SIMILAR REPORTS. LET'S NOT  
17 TRICK VOTERS. THANK YOU.

18

19 **CLERK, KIMBERLY WARD:** TED, SPEAKING ON ITEM SIX, GO AHEAD AND  
20 UNMUTE YOURSELF. OKAY. WE'LL MOVE ON. THE NEXT SPEAKER IS  
21 HOWARD WONG, IF YOU ARE SPEAKING ON ITEM SIX, GO AHEAD AND  
22 UNMUTE YOURSELF.

23

24 **HOWARD WONG:** REGARDING POLLS, I THINK ALTHOUGH IT'S IMPORTANT  
25 TO BRING POSITIVES TO SEE WHAT -- HOW VOTERS MIGHT BE





JUNE 26, 2024

1 CONVINCED, IT'S ALSO IMPORTANT TO HAVE A COUNTER ARGUMENT OF  
2 NEGATIVES TO SEE HOW YOU CAN SUPPRESS THE VOTE, JUST TO  
3 BALANCE IT OUT. CALIFORNIA PROP ONE BARELY PASSED, AND IT ONLY  
4 REQUIRED 50% VOTE, AND THERE WAS HARDLY ANY FORMAL OPPOSITION.  
5 BUT JUST HAVING SOME NEGATIVE OPPOSITION IN THE PROCESS WAS  
6 SUFFICIENT AT THIS ENVIRONMENT TO BRING THE VOTE DOWN BUT IT  
7 DID BARELY PASS. SO, ANYWAY, PLUSES AND MINUSES.

8

9 **CLERK, KIMBERLY WARD:** THANK YOU. NO ADDITIONAL RAISED HANDS.

10

11 **CHAIR, ALFREDO PEDROZA:** THANK YOU KIMBERLY. BACK TO THE  
12 COMMISSION, ANY YES. INFORMATION ITEM ONLY. COMMISSIONER  
13 SCHAFF, GO AHEAD.

14

15 **LIBBY SCHAFF:** YEAH. I WANT TO ADD ONE OTHER POINT OF FACT,  
16 OAKLAND'S LAST INFRASTRUCTURE BOND, AT THE THAT THE CITY  
17 COUNCIL VOTED TO PUT IT ON THE BALLOT, I BELIEVE IT WAS  
18 POLLING, RUTH, AT 62%, 64%. IT WAS ACTUALLY POLLING BELOW THE  
19 2/3 NEEDED. MAYBE 65%. BUT IT WAS RIGHT -- IT WAS RIGHT ON THE  
20 BUBBLE. IF IT WAS A LITTLE BIT OF A HARD DECISION TO ACTUALLY  
21 PUT IT ON. AND IT ENDED UP PASSING BY MORE THAN 75% OF THE  
22 VOTE. AGAIN A RECENT EXAMPLE OF A SIMILAR INFRASTRUCTURE BOND  
23 INCLUDING AFFORDABLE HOUSING TO SHOW THAT THE ACTUAL POLL THAT  
24 MATTERS ON ELECTION DAY ACTUALLY CAN IMPROVE QUITE A BIT.  
25 THANK YOU.





JUNE 26, 2024

1

2 **CHAIR, ALFREDO PEDROZA:** THANK YOU, COMMISSIONER. OKAY. AT THIS  
3 POINT, I DON'T SEE ANY FURTHER QUESTIONS FROM THE  
4 COMMISSIONERS. WE'RE GOING TO PROCEED TO ITEM 7A, THIS IS A  
5 BAHFA RESOLUTION 0031. THE BAHFA BUSINESS PLAN. THIS ITEM  
6 WOULD ADOPT THE BAHFA RESOLUTION APPROVING THE BAHFA BUSINESS  
7 PLAN CEQA DETERMINATION ON EXEMPT PURSUANT TO PUBLIC RESOURCE  
8 CODE 21065 GOVERNMENT CODE 64523 AS I MENTIONED WE'RE GOING TO  
9 FOREGO STAFF PRESENTATION GIVEN THE MAY 22ND HEARING ON THIS  
10 ITEM FOLLOWING THE PREVIOUS ISSUES. I'LL ASK FOR A MOTION TO  
11 ADOPT BAHFA RESOLUTION 0031.

12

13 **JAMES P. SPERING:** MOTION.

14

15 **CAROL DUTRA-VERNACI:** SECOND.

16

17 **CHAIR, ALFREDO PEDROZA:** MOTION AND SECOND. I'LL ASK FOR PUBLIC  
18 COMMENT ON 7A WHICH IS RESOLUTION FOR THE BUSINESS PLAN.

19

20 **CLERK, KIMBERLY WARD:** I HAVE ONE SPEAKER CARD FROM DAN DIDGY.

21

22 **SPEAKER:** THANK YOU COMMISSIONERS. THIS IS MY LAST PUBLIC  
23 COMMENT. I PROMISE. I'M GOING TO TALK ABOUT THE TAX RATE  
24 STATEMENT AS PART OF THE BUSINESS PLAN. YOUR OWN TAX RATE  
25 STATEMENT SAYS IT'S GOING TO BE BETWEEN \$400,000 FOR 100,000





JUNE 26, 2024

1 FOR A MAXIMUM COST OF 4,802,175,400 MEDIAN PRICE OF SAN MATEO  
2 COUNTY HOME IS \$2.4 MILLION, COST OF THIS BOND IS \$42,000 AND  
3 \$74,000 PER HOUSEHOLD. THANK YOU VERY MUCH.

4

5 **CLERK, KIMBERLY WARD:** THANK YOU. THERE ARE -- THERE IS ONE  
6 SPEAKER ONLINE. TED, GO AHEAD AND UNMUTE YOURSELF FOR ITEM 7A.  
7 TAD, IF YOU ARE THERE UNMUTE YOURSELF OR WE'LL GO AHEAD AND  
8 MOVE ON

9

10 **CHAIR, ALFREDO PEDROZA:** BRING IT BACK. MOTION BY SPERING  
11 SECOND BY DUTRA-VERNACI. SEEING NO FURTHER QUESTIONS. ALL IN  
12 FAVOR, SAY AYE. [AYES] OPPOSE? ABSTENTION? MOTION PASSES WITH  
13 TWO COMMISSIONERS NOT IN ATTENDANCE AT THIS MOMENT IN TIME.

14

15 **KATHLEEN KANE:** THAT'S RIGHT. I'LL NOTE FOR CLARITY OF THE  
16 RECORD COMMISSIONER CHAVEZ HAS STEPPED OUT AND COMMISSIONER  
17 AHN HAS JOINED US FOR THAT VOTE.

18

19 **CHAIR, ALFREDO PEDROZA:** AND COMMISSIONER MAHAN.

20

21 **KATHLEEN KANE:** AND ALSO COMMISSIONER MAHAN.

22

23 **CHAIR, ALFREDO PEDROZA:** ALL RIGHT. PROCEEDING TO 7B BAHFA  
24 RESOLUTION 0032 REGIONAL EXPENDITURE PLAN, ADOPTING RESOLUTION  
25 0032 APPROVING BAHFA'S REGIONAL EXPENDITURE PLAN DIRECTING





JUNE 26, 2024

1 EXECUTIVE DIRECTOR DESIGNEE TO BRING FORWARD GUIDELINE TO  
2 IMPLEMENT THE LABOR STANDARDS TO WORK WITH THE CALIFORNIA  
3 STATE LEGISLATOR TO AMEND THE SAN FRANCISCO BAY AREA FINANCE  
4 ACT TO AUTHORIZE OFFICE PROPOSE LABOR STANDARDS ON DIRECT  
5 RECIPIENTS BOND PROCEEDS CEQA DETERMINATION EXEMPT PURSUANT TO  
6 RESOURCE CODE GOOD CODE SECTION 655223. AT THIS POINT  
7 COMMISSIONERS IS THERE ANY QUESTIONS? I DON'T SEE ANY. I  
8 BELIEVE THIS IS AN ACTION ITEM WE'LL NEED A MOTION. I'LL LOOK  
9 FOR A MOTION.

10

11 **FEDERAL D. GLOVER:** GLOVER MOVES APPROVAL.

12

13 **JAMES P. SPERING:** SECOND.

14

15 **CHAIR, ALFREDO PEDROZA:** GLOVER MOVES APPROVAL. SECOND SPERING.  
16 I'LL ASK FOR PUBLIC COMMENT ON 7B.

17

18 **CLERK, KIMBERLY WARD:** YES WE HAVE THREE SPEAKER CARDS ON 7B  
19 FIRST IS APRIL ATKINS FOLLOWED BY TIM.

20

21 **CHAIR, ALFREDO PEDROZA:** I SEE FOLKS MAKING THEIR WAY. DID YOU  
22 CALL ALL THREE.

23

24 **CLERK, KIMBERLY WARD:** ATKINS, RAIF, EVANS.

25





JUNE 26, 2024

1 **CHAIR, ALFREDO PEDROZA:** THANK YOU VERY MUCH. THERE YOU GO.

2

3 **SPEAKER:** OKAY. GOOD MORNING BOARD MEMBERS MY NAME IS APRIL  
4 ATKINS I AM A BUSINESS REP FOR THE NORCAL CARPENTERS UNION IN  
5 ALAMEDA COUNTY. I WANT TO THANK BAHFA STAFF AND BOARD MEMBERS  
6 AND EVERYONE ELSE INVOLVED IN THIS PROCESS FOR WORKING TO  
7 ENSURE STRONG LABOR STANDARDS AND INCLUDE THIS HISTORIC BOND  
8 MEASURE. I AM PROUD TO BE HERE STANDING IN SUPPORT OF THE  
9 STANDARDS RECOMMENDED BY STAFF AND THE DRAFT REGIONAL  
10 EXPENDITURE PLAN THESE STANDARDS WILL RAISE THE BAR FOR ALL  
11 RESIDENTIAL CONSTRUCTION WORKERS AT A REGIONAL SCALE THROUGH  
12 PREVAILING WAGES, HEALTH CARE, AND APPRENTICESHIP  
13 PARTICIPATION. ALONG WITH ENHANCED ENFORCEMENT MECHANISMS,  
14 WE'LL LEVEL THE PLAYING FIELD FOR HIGH ROAD CONSTRUCTION WHO  
15 HAVE HAD TO COMPETE AGAINST LOW BIDDING COMPANIES RELIANT ON  
16 WAGE THEFT AND TAX FRAUD. IN ORDER TO MEET OUR HOUSING GOALS,  
17 WE NEED TO INVEST IN BUILDING AND MAINTAINING STRONG  
18 RESIDENTIAL CONSTRUCTION WORKFORCE. CREATING A POWERFUL  
19 BASELINE THAT WILL UPLIFT ALL RESIDENTIAL CONSTRUCTION WORKERS  
20 AND THEIR FAMILIES AND CREATE TRAINING OPPORTUNITIES FOR THE  
21 NEXT GENERATION. I URGE THIS BOARD TO STAND WITH THE COALITION  
22 OF UNIONS, HOUSING DEVELOPERS, AND ADVOCATES IN SUPPORT OF  
23 THESE STANDARDS, AND APPROVE THE STAFF RECOMMENDED RESOLUTION.  
24 THANK YOU.

25





JUNE 26, 2024

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

2

3 **CLERK, KIMBERLY WARD:** THANK YOU. NEXT UP IS TIM RAIF FOLLOWED  
4 BY EDWARD EVANS, AND THEN KEN BUKOWSKI.

5

6 **SPEAKER:** GOOD MORNING BOARD MEMBERS. MY NAME IS TIMOTHY RAIF,  
7 I AM A FIELD REP WITH CARPENTERS LOCAL 22 IN SAN FRANCISCO WE  
8 REPRESENT 4,000 WORKERS IN THE CITY AND COUNTY OF SAN  
9 FRANCISCO I WOULD LIKE TO THANK EVERYONE INVOLVED IN THE  
10 PROCESS FOR WORKING TO ENSURE STRONG LABOR STANDARDS ARE  
11 INCLUDED IN THIS HISTORIC BOND MEASURE. CURRENTLY THE LACK OF  
12 WIDESPREAD REQUIREMENTS HURT CONSTRUCTION WORKERS AND THEIR  
13 FAMILIES. ACCORDING TO HUD STANDARDS OVER HALF OF CALIFORNIA'S  
14 CONSTRUCTION WORKER FAMILIES ARE CLARIFIED AS EITHER LOW-  
15 INCOME OR VERY LOW-INCOME. SIMILARLY, HALF OF CALIFORNIA  
16 CONSTRUCTION WORKERS EITHER ARE UNSUITED OR RELY SEW MEDICAL  
17 FOR THEIR INSURANCE. IN ORDER TO BUILD A STRONG CONSTRUCTION  
18 WORKFORCE WE NEED STANDARDS THAT WILL RAISE THE BAR FOR ALL  
19 RESIDENTIAL CONSTRUCTION WORKERS AND THE PREVAILING WAGE  
20 HEALTHCARE APPRENTICESHIP REQUIREMENTS INCLUDED IN THE  
21 REGIONAL EXPENDITURE PLAN DO JUST THAT. CRITICAL TO THIS  
22 MISSION IS ENSURING THAT THESE STANDARDS APPLY TO 100% OF THE  
23 FUND BOND FUNDING SO THAT ALL CONSTRUCTION WORKERS ON THE BOND  
24 FUNDED PROJECTS RECEIVE FAMILY SUSTAINING WAGES AND BENEFITS  
25 THEY DESERVE. FOR THESE REASONS I ASK THAT YOU STAND WITH





JUNE 26, 2024

1 LABOR STAND WITH HOUSING AND APPROVE THE STAFF RECOMMENDED  
2 RESOLUTION. AND THANK YOU FOR YOUR TIME.

3

4 **CLERK, KIMBERLY WARD:** THANK YOU. NEXT UP IS EDWARD EVANS, THEN  
5 KEN BUKOWSKI.

6

7 **SPEAKER:** GOOD MORNING CHAIR AND BOARD MY NAME IS ED EVANS  
8 NORCAL CARPENTER'S UNION LOCAL 217. HERE TODAY TO THANK YOU  
9 FOR YOUR SUPPORT YOU HAVE SHOWN TO THIS PROCESS FOR SO MANY  
10 YEARS. I WOULD LIKE TO THANK STAFF FOR THEIR HARD WORK. YOU  
11 KNOW, 100% APPLIED TO LABOR STANDARDS IS VERY IMPORTANT. I'LL  
12 TELL YOU A LITTLE STORY. I WAS ACCOSTED BY SOMEBODY OUT FRONT  
13 WHO ASKED ME POINT BLANK IF I'M A HOMEOWNER. I WOULDN'T ANSWER  
14 HER THAT QUESTION. BUT I'LL TELL YOU MY FRIENDS, MY FRIENDS OF  
15 LABOR, FRIENDS OF SUSTAINABILITY AND I AM NOT A HOMEOWNER. I'M  
16 A RENTER, SAN MATEO COUNTY, WE HAVE OUR STRUGGLES WE SURVIVE.  
17 I WANT TO SEE HOUSING BUILT FOR EVERYBODY ESPECIALLY MY  
18 BROTHERS AND SISTERS WORKING CLASS WHO ARE STRUGGLING WHO WANT  
19 TO STAY HERE I WAS BORN IN SAN FRANCISCO I WANT TO STAY IN THE  
20 BAY AREA UNTIL THE DAY I DIE. YOU HEARD THE WORD DEATH,  
21 DECEASED YOU HEARD THE WORD TAXES DEATH AND TAXES ARE  
22 UNAVOIDABLE WE ALL KNOW THAT, RIGHT? I'M NOT ASHAMED TO SAY  
23 IT. I HAVE A SON AT HOME WHO I HOPE WILL BE ABLE TO FOLLOW IN  
24 HIS GRANDFATHER'S STEPS AND BUY A HOUSE IN SAN MATEO COUNTY. I  
25 WON'T, BUT I WANT MY SON TO HAVE THAT CHANCE. MY FATHER BOUGHT





JUNE 26, 2024

1 HIS HOUSE IN 1974 FOR \$75,000 IN SAN CARLOS. IT'S IMPOSSIBLE  
2 THIS IS NOT 1974 ANYMORE. THIS IS A POSITIVE STEP. THANK YOU.  
3

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

5

6 **CLERK, KIMBERLY WARD:** THANK YOU. KEN BUKOWSKI.

7

8 **SPEAKER:** HELLO FOREMOST I WANT TO ASK ALL OF YOU HAVE YOU  
9 CONSIDERED THE IMPACT OF ADDING THOUSANDS OF NEW RESIDENTS  
10 WITHOUT MONEY, YOU DO NOT HAVE THE MONEY. THIS IS CHAOS IF YOU  
11 DON'T HAVE MONEY FOR SERVICES, HOW COULD YOU POSSIBLY IGNORE  
12 THAT. THE BAY AREA COUNCIL WOULD LIKE TO SEE LOCAL  
13 JURISDICTIONS RUN OUT OF BUSINESS THEY DON'T LIKE THE LOCAL  
14 GOVERNMENTS THEY WANT AUTHORITY TO REGIONAL LEVEL AND THAT'S  
15 WHAT THEY'RE DOING. THE LOCAL RESIDENTS DON'T HAVE MUCH --  
16 DEDICATED FUNDING LOCAL ACCESS TO THE RECORDS, AND A PROCESS  
17 TO HANDLE ALLEGED VIOLATIONS. THAT DOESN'T -- SO YOU REALLY  
18 HAVE NO GUARANTEE. YOU COULD FOLLOW THE RECOMMENDATIONS AND  
19 THE GUIDELINES BUT STAFF TO AWARD THOSE PROJECTS TO FAVORED  
20 PEOPLE AND YOU WOULDN'T HAVE ANY WAY TO DO ANYTHING ABOUT IT.  
21 I WOULD URGE YOU NOT TO PUT THIS BOND ON THE BALLOT WE CANNOT  
22 AFFORD \$28 BILLION IN INTEREST AND WE CAN'T AFFORD TO GO  
23 FORWARD WITH HOUSING WITHOUT LOCAL SERVICE.

24





JUNE 26, 2024

1 **CLERK, KIMBERLY WARD:** THERE ARE TWO SPEAKERS IN THE ZOOM  
2 SPACE.

3

4 **CHAIR, ALFREDO PEDROZA:** TO THE PUBLIC, I APPRECIATE THE  
5 REACTION WE WANT TO HEAR EVERYONE AND EVERYONE IS GOING TO BE  
6 HEARD. BUT IF WE COULD REFRAIN SO WE CAN GET THROUGH THE  
7 MEETING SO THAT EVERYONE IS HEARD PROPERLY AND WE RESPECT  
8 THEIR POINT OF VIEWS. GO AHEAD, KIMBERLY.

9

10 **CLERK, KIMBERLY WARD:** ONE LETTER OF CORRESPONDENCE FROM NORCAL  
11 CARPENTERS UNION WILL BE POSTED TO THE ONLINE AGENDA AND HAS  
12 BEEN DISTRIBUTED TO EACH OF YOU. ONE ONLINE SPEAKER. TED, GO  
13 AHEAD.

14

15 **SPEAKER:** IS THIS THE 20 BILLION DOLLAR?

16

17 **CLERK, KIMBERLY WARD:** NO, IT'S NOT. THIS IS ITEM 7B. THE NEXT  
18 ONE IS --

19

20 **CHAIR, ALFREDO PEDROZA:** WE'LL MAKE SURE TO GET TO YOU.

21

22 **CLERK, KIMBERLY WARD:** YES. THANK YOU. THERE ARE NO FURTHER  
23 SPEAKERS.

24





JUNE 26, 2024

1 **CHAIR, ALFREDO PEDROZA:** BACK TO THE AUTHORITY. MOTION BY  
2 GLOVER AND SECOND BY SPERING. COMMISSIONERS, ANY CLARIFYING  
3 QUESTIONS? SEEING NONE. ALL IN FAVOR, SAY AYE. AYE. [AYES]  
4 OPPOSED? ABSTENTION? MOTION PASSES UNANIMOUSLY. I WANT TO  
5 THANK EVERYONE. WE HAD MULTIPLE DISCUSSIONS BUT TRULY  
6 COLLABORATION FROM MULTIPLE PARTIES. THANK YOU VERY MUCH.  
7 PROCEEDING TO ITEM SEVEN, OUR MAIN EVENT. WE'RE GOING TO MAKE  
8 SURE EVERYONE GETS HEARD APPRECIATE YOU COMING OUT I AM SURE  
9 THERE ARE DIFFERENT OPINIONS I WANT TO MAKE SURE EVERYONE  
10 FEELS RESPECTED AND HEARD ME ASKING YOU NOT TO APPLAUD IN  
11 REACTION JUST TO MAKE SURE EVERYONE IS COMFORTABLE APPROACHING  
12 AND ADDRESSING THE AUTHORITY. I APPRECIATE THAT. ITEM SEVEN  
13 RESOLUTION 0034 AFFORDABLE HOUSING GENERAL OBLIGATION BOND \$20  
14 BILLION ITEM WOULD ADOPT RESOLUTION 0034 CONCERN FINDING TO  
15 SUPPORT CALL TO ELECTION TO SUBMIT BALLOT MEASURE FOR GENERAL  
16 OBLIGATION BOND FOR AFFORDABLE HOUSING IN THE AMOUNT OF \$20  
17 BILLION TO VOTERS IN COUNTIES ALAMEDA CONTRA COSTA, MARIN,  
18 NAPA, SAN MATEO, SANTA CLARA, AND VOTERS RELATED TO NECESSARY  
19 TO CARRY OUT INTENT OF THIS RESOLUTION ARTICLE DXS UP TO  
20 AUTHORITY 90,000 UNITS. IF THERE IS ANY COMMISSIONER  
21 QUESTIONS? I'LL LOOK FOR A MOTION.

22

23 **CAROL DUTRA-VERNACI:** DUTRA-VERNACI MOVES THE ITEM.

24

25 **DAVID CANEPA:** SECOND.





JUNE 26, 2024

1

2 **CHAIR, ALFREDO PEDROZA:** FIRST BY DUTRA-VERNACI. SECOND CANEPA.

3 I'LL OPEN PUBLIC COMMENT. EVERYONE IS GOING TO GET UP TO 90

4 MINUTES -- [LAUGHTER]

5

6 **KATHLEEN KANE:** SECONDS.

7

8 **CHAIR, ALFREDO PEDROZA:** YOU SEE HOW WE'RE GETTING OFF TO A

9 GOOD SPOT COMMISSIONER SPERING IS ALWAYS THERE TO ENSURE I'M

10 IN LINE. UP TO 90 SECONDS. AND AGAIN EVERYONE WILL BE HEARD,

11 AGAIN IT DOESN'T MEAN YOU NEED TO TAKE UP TO THE 90 SECONDS IF

12 YOU WANT TO MAKE IT SHORTER WE APPRECIATE THAT. WE ALSO HAVE

13 OTHER MEETINGS TO GO BEFORE THE COMMISSIONS TODAY. SO WE'RE

14 GOING TO START WITH THOSE. KIMBERLY, IF YOU CAN CALL FIVE AT A

15 TIME SO WE CAN BE AS EFFICIENT AS POSSIBLE, I WOULD APPRECIATE

16 IT.

17

18 **CLERK, KIMBERLY WARD:** FIRST TO WRITTEN CORRESPONDENCE WE

19 RECEIVED FOUR LETTERS OF CORRESPOND, WORN FROM JANELL CHAN OF

20 EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION, ROMA DAWSON

21 LEAGUE OF WOMEN VOTERS, MAUREEN SIDONIAN HABITAT FOR HUMANITY

22 AND NICK WORONOFF. IN THE BOARDROOM FIRST SPEAKERS WILL BE

23 MATT GRAVES FOLLOWED BY WASKAR CASTRO, SOPHIA D WIT, WARREN

24 CUSHMAN AND IRVING TORIIES.

25





JUNE 26, 2024

1 **CHAIR, ALFREDO PEDROZA:** IF YOU HEARD YOUR NAME PLEASE MAKE  
2 YOUR WAY TO THE MIC.

3

4 **SPEAKER:** I DID NOT PREPARE FOR 90 MINUTES BUT I WILL GLADLY  
5 TAKE IT.

6

7 **CHAIR, ALFREDO PEDROZA:** WE APPRECIATE THAT.

8

9 **SPEAKER:** MATT GRAVES SPEAKING AS A MEMBER OF THE PUBLIC. AND  
10 THERE ARE A LOT OF WELL QUALIFIED PEOPLE WHO CAN SPEAK ABOUT  
11 THE NUMBERS OF THE HOUSING CRISIS I'M HERE TO SPEAK IN SUPPORT  
12 OF THE MEASURE BEFORE YOU. AND IN A PERSONAL EXPERIENCE, I AM  
13 1 OF 4 CHILDREN AND I SAW ALL MY SIBLINGS HAVING TO LEAVE THE  
14 BAY AREA AND LEFT WITH MY NIECES AND NEPHEWS. AT THIS  
15 TRAJECTORY I DO NOT ANTICIPATE HAVING CHILDREN MYSELF SO I  
16 HAVE TO SEE THEM GROW UP THROUGH INSTAGRAM AND NOT IN PERSON.  
17 WHICH IS VERY DIFFERENT. THE HOUSING CRISIS HAS LOTS OF OTHER  
18 IMPACTS ON QUALITY OF LIFE AND JUST THE HUMAN EXPERIENCE OF  
19 WHERE WE LIVE. COMMUTE TIMES KEEP US FROM US OUR FAMILIES AND  
20 ADEQUATE HOUSING KEEPS US IN HOMES THAT WE PROBABLY WOULDN'T  
21 CHOOSE RIGHT AWAY. THE IMPACTS TO THE QUALITY OF FOOD, THE  
22 OPTIONS OF FOOD, THE MODES OF THE TRANSPORTATION THAT WE TAKE.  
23 THERE ARE LOTS OF THINGS. NONE OF THESE RESULTS IN A REGION  
24 THAT I THINK I WANT TO LIVE IN. WE HOPE FOR THE BEST FOR WHERE  
25 WE LIVE. SO, IN SUPPORT OF THIS THAT ACHIEVES THAT. EVERY





JUNE 26, 2024

1 DOLLAR TOWARDS HOUSING RETURNS MANY DOLLARS BACK TO QUALITY OF  
2 LIFE. I URGE THE COMMITTEE TO VOTE IN SUPPORT. THANK YOU VERY  
3 MUCH.

4

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

6

7 **CLERK, KIMBERLY WARD:** EDUARDO CASTRO. TAP THE BUTTON ON THE --

8

9 **CHAIR, ALFREDO PEDROZA:** WE GOT YA.

10

11 **CLERK, KIMBERLY WARD:** THANK YOU.

12

13 **SPEAKER:** CHECK 1, 2. HI EVERYONE. GOOD MORNING. MY NAME IS  
14 CASTRO WORKING PARTNERSHIPS USA, PROUD MEMBER OF THE BAY AREA  
15 HOUSING FOR ALL COALITION WHO HAS BEEN COLEADING EFFORTS  
16 AROUND THE REGIONAL BOND IN SANTA CLARA COUNTY. PROUD TO  
17 SUPPORT PLACING THIS BOND ON THE BALLOT AND BEGINNING TO MOVE  
18 TOWARDS MUCH NEEDED REVENUE NOT JUST TO THE COUNTY WHICH HAS  
19 DONE MUCH TO ADDRESS VARIOUS HOUSING IMPACTS INCLUDING  
20 MONUMENT INVESTMENT THROUGH INITIATIVES SUCH AS MEASURE A IN  
21 2016 BUT CONTINUING TO DO SO MUCH IN MANY WAYS RECOGNIZING OUR  
22 ENTIRE REGION IS BEARING THE BRUNT OF THE HOUSING CRISIS AND  
23 YOU HAVE HEARD A LOT OF DIFFERENT PERSONAL STORY OF FAMILIES  
24 AND PEOPLE AND THERE IS JUST SO MANY DIFFERENT IMPACTS AND WE  
25 RECOGNIZE THERE IS A DIRE NEED TO BRING IN MUCH NEEDED REVENUE





JUNE 26, 2024

1 FOR A SLEW OF HOUSING SOLUTIONS. WE ALSO APPRECIATE ALL OF THE  
2 MOVING PIECES THAT HAVE BEEN ADDRESSED AND KNOW THERE IS STILL  
3 ONGOING WORK AROUND THIS, INCLUDING LOOKING AT WHAT CAN BE  
4 DONE AT THE STATE LEVEL TO ENSURE THAT WE'RE DOING EVERYTHING  
5 POSSIBLE AS FAR AS WORKING WITH LABOR PARTNERS TO ADDRESS HOW  
6 WE CAN MAKE SURE THAT THERE IS EQUITABLE LABOR STANDARDS TIED  
7 TO ALL THE FUNDS THAT ARE GOING TO THE BOND. SO, WE ARE  
8 APPRECIATIVE OF THAT CONTINUED EFFORT, AS WELL. SO, AGAIN, WE  
9 URGE YOUR SUPPORT AND LOOK FORWARD TO STARTING TO DO THE WORK  
10 AND ACTUALLY WINNING, AND BRINGING THIS MONEY TO OUR ENTIRE  
11 REGION. SO, THANK YOU VERY MUCH.

12

13 **CLERK, KIMBERLY WARD:** THANK YOU. SOPHIA DEWITT WILL BE  
14 FOLLOWED BY WARREN CUSHMAN, IRVING TORRES, AMY FISHMAN, AND  
15 GITA RAO.

16

17 **SPEAKER:** GOOD MORNING COMMISSIONERS. REVEREND SOPHIA DEWITT,  
18 CHIEF PROGRAM OFFICER AT EAST BAY HOUSING ORGANIZATIONS. WE'RE  
19 A PROUD MEMBER OF THE BAY AREA HOUSING FOR ALL COALITION AND  
20 ONE OF THE LEAD AGENCIES FOR THE BOND CAMPAIGN IN BOTH ALAMEDA  
21 AND CONTRA COSTA COUNTIES. I'M HERE. I'M VERY EXCITED TO BE  
22 HERE THIS MORNING TO URGE YOU TO PLACE THE BOND ON THE BALLOT  
23 TO VOTE IN FAVOR OF THIS MOTION. AND HELP US CONTINUE TO WORK  
24 TO ADDRESS THE HOUSING CRISIS THAT WE KNOW EXISTS HERE IN OUR  
25 REGION. AND HELP PRODUCE AN ADDITIONAL 90,000 AFFORDABLE





JUNE 26, 2024

1 HOMES, PRESERVE ADDITIONAL HOMES, WORK TOWARD TENANT  
2 PROTECTIONS. WE WERE EXCITED TO BEGIN A STRONG CAMPAIGN TO  
3 HELP US WIN THIS NOVEMBER AND TO IMPROVE THE QUALITY OF LIFE  
4 FOR EVERYONE HERE IN THIS REGION. SO, AGAIN, THANK YOU VERY  
5 MUCH FOR YOUR WORK AND YOUR SUPPORT, AND WE LOOK FORWARD TO  
6 GOING FORWARD. THANKS.

7

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

9

10 **CLERK, KIMBERLY WARD:** THANK YOU. WARREN CUSHMAN.

11

12 **SPEAKER:** AM I ON? HELLO MEMBERS OF THE BAHFA BOARD. YOU HAVE  
13 THE LUXURY OF GETTING A WHEELCHAIR FOLLOWED BY A WHITE KANE  
14 JUST A SECOND AGO. I YOU TO KNOW I STAND WITH YOU, I AM  
15 COMMITTED TO THIS PROCESS, COMMITTED TO THIS BOND. HERE AT  
16 COMMUNITY RESOURCES FOR INDEPENDENT LIVING WHERE I WORK  
17 HOUSING IS THE LARGEST ISSUE AREA THAT ENGAGE IN LOTS OF  
18 SUFFERING FOLKS WHERE WE LIVE AND WORK IN ALAMEDA COUNTY.  
19 PEOPLE IN TROUBLE AND THIS BOND WILL HELP PEOPLE GET OUT OF  
20 TROUBLE. POLLING SHOWS WE HAVE SOME WORK TO DO. ESSENTIALLY,  
21 THAT THE MESSAGE THE POLLING TELLS US IS ALL HANDS ON DECK.  
22 I'M ONE OF THE HANDS. I'M ON DECK. I'M LOOKING FOR OTHER HANDS  
23 WE'RE GOING TO MAKE THIS WORK AND GET THIS BOND MOVING FORWARD  
24 AND PASSED BY VOTERS. PLEASE SUPPORT THE BOND. THANK YOU.

25





JUNE 26, 2024

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

2

3 **CLERK, KIMBERLY WARD:** THANK YOU. IRVING TORRES FOLLOWED BY AMY  
4 FISHMAN, GEETA RAO, NICHOLE BUCHALA AND MONICA STRAUSS.

5

6 **SPEAKER:** GOOD MORNING. MY NAME IS IRVING TORRES WITH ALL HOME  
7 WHICH IS A REGIONAL ORGANIZATION WORKING TOWARDS DISRUPTING  
8 THE CYCLES OF HOLMLESSNESS ACROSS ALL NINE COUNTY BAY AREA  
9 WE'RE PART OF THE BAHA COALITION HERE IN SUPPORT OF THE  
10 MEASURE ALL HOME LAUNCHED OUR ACTION PLAN WHICH IS A ROADMAP  
11 TOWARDS REDUCING HOMELESSNESS EMPHASIZING PASSING THIS BOND  
12 WILL BE A HUGE PAYMENT TOWARDS STRATEGIES IN TERMS OF  
13 PREVENTING HOMELESSNESS WE URGE THE BOARD TO PASS THE REGIONAL  
14 BOND MEASURE IN CLOSING I WANT TO MENTION I WAS BORN AND  
15 RAISED HERE IN THE BAY AREA, CAME FROM EXTREMELY LOW-INCOME,  
16 STRUGGLED, MOVED FROM PLACE TO PLACE AND ALWAYS EMPHASIZED  
17 WHAT GOT ME ASK MY FAMILY OUT OF POVERTY THAT ALLOWED ME THIS  
18 OPPORTUNITY TO WORK FOR A COUNTY SUPERVISOR, AS A STAFFER, GO  
19 ON TO WORK FOR AMAZING ORGANIZATION LIKE ALL HOME, IS HOUSING  
20 STABILITY. THIS IS A ONCE IN GENERATIONAL OPPORTUNITY THAT WE  
21 CAN DO NOT ONLY FOR FAMILIES TODAY BUT FOR FAMILIES OF  
22 TOMORROW. I URGE THIS BOARD TO PASS THIS REGIONAL BOND MEASURE  
23 IN NOVEMBER. THANK YOU.

24

25 **CHAIR, ALFREDO PEDROZA:** THANK YOU. NEXT SPEAKER.





JUNE 26, 2024

1

2 **CLERK, KIMBERLY WARD:** THANK YOU.

3

4 **SPEAKER:** GOOD MORNING. THIS IS A MOMENTOUS TIME. IT HAS TAKEN  
5 A LOT OF YEARS AND A LOT OF WORK, AND A LOT OF YOUR LEADERSHIP  
6 TO GET HERE. SO, THANK YOU IS THE FIRST THING THAT I WANT TO  
7 SAY. MY NAME IS AMY FISHMAN, AND I AM THE EXECUTIVE DIRECTOR  
8 OF THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA.  
9 AND I AM A PROUD REPRESENTATIVE OF THE BAHFA COALITION, BAY  
10 AREA HOMES FOR ALL. WE ARE THRILLED TO SUPPORT THIS BAHFA  
11 REGIONAL HOUSING BOND AND ARE GRATEFUL FOR YOUR LEADERSHIP TO  
12 PLACE THIS ON THE NOVEMBER 2024 BALLOT. THIS IS HUGE. THIS  
13 WILL GIVE VOTERS THE OPPORTUNITY TO ADDRESS ONE OF THE MOST  
14 CRITICAL ISSUES FACING OUR REGION AND OUR COMMUNITIES, THE  
15 NEED FOR MORE AFFORDABLE HOUSING. THIS IS AN EXCITING  
16 OPPORTUNITY FOR VOTERS TO DELIVER ON THEIR NUMBER ONE  
17 PRIORITY, AFFORDABLE HOUSING SOLUTIONS. AS WE KNOW, ALL TOO  
18 WELL, OUR REGION FACES A MASSIVE NEED FOR AFFORDABLE HOUSING  
19 WHICH IS LEADING TO WIDESPREAD DISPLACEMENT, HOUSING  
20 INSECURITY AND HOMELESSNESS HERE IN THE BAY AREA. IT IS  
21 CREATING A HARDSHIP FOR FAMILIES AND INDIVIDUALS AS WELL AS  
22 FOR EMPLOYERS. IT IS IMPACTING HEALTH EDUCATION AND  
23 ENVIRONMENT. BUT WE KNOW HOW TO SOLVE THIS. WE HAVE TENS OF  
24 THOUSANDS OF HOMES THAT ARE WAITING IN THE PIPELINE READY TO  
25 BE BUILT. WE NEED TO SCALE UP THE PUBLIC INVESTMENT TO BE ABLE





JUNE 26, 2024

1 TO DO JUST THAT FOR OUR COMMUNITIES. AND, FORTUNATELY, NOW,  
2 WITH YOUR LEADERSHIP AND YOUR VOTE, WE WILL HAVE THAT  
3 OPPORTUNITY. THAT OPPORTUNITY TO ADVANCE REAL LONG-TERM  
4 SOLUTIONS FOR OUR COMMUNITIES. THANK YOU VERY MUCH.

5

6 **CLERK, KIMBERLY WARD:** THANK YOU.

7

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

9

10 **SPEAKER:** HI. I'M GEETA RAO WITH ENTERPRISE COMMUNITY PARTNERS  
11 A PROUD MEMBER OF THE BAY AREA HOUSING FOR ALL THE COALITION.  
12 FIRST OF ALL, THANK YOU. CONGRATULATIONS. THIS HAS BEEN QUITE  
13 A JOURNEY. LET ME REMIND YOU, 2018 WE WROTE A REPORT SAYING WE  
14 NEED BAHFA. 2019, CASA, THE ENABLING LEGISLATION, 1487, AND IN  
15 2020, THE STATE INVESTMENT IN CREATING BAHFA AND HIRING THIS  
16 AMAZING STAFF. YOU STAYED THE COURSE. RIGHT? ALL THE STUFF  
17 CAME TOWARDS YOU, BUT YOU STAYED THE COURSE, AND YOU KEPT IN  
18 YOUR HEART PEOPLE. SO, THANK YOU. AND THERE ARE LOTS OF US  
19 HERE TO SUPPORT YOU. WE HAVE A HUGE CAMPAIGN THERE ARE  
20 HUNDREDS AND THOUSANDS OF PEOPLE. LET'S SHOW OUR SUPPORT. IF  
21 YOU HAVE ONE OF THESE SIGNS, YOU CAN HOLD THIS UP? ALL RIGHT.  
22 REMEMBER THOSE SIGNS. REMEMBER THOSE SIGNS WHEN YOU ARE GOING  
23 TO HEAR, KIND OF HATERS, SAY BLAH, BLAH, BLAH, JUST REMEMBER  
24 THOSE SIGNS AND HOLD THEM TO YOUR HEART. I ALSO WANT TO SAY  
25 SOMETHING AS JUST A PRIVATE CITIZEN, I LIVE IN BERNAL HEIGHTS,





JUNE 26, 2024

1 SUPERVISOR RONEN IS MY SUPERVISOR, I'M A HOMEOWNER. I AM DAMN  
2 LUCKY. TAX ME. OKAY? THANK YOU.

3

4 **CHAIR, ALFREDO PEDROZA:** OKAY. THANK YOU. NEXT SPEAKER.

5

6 **CLERK, KIMBERLY WARD:** NICOLA BUCOLO FOLLOWED BY MONICA  
7 STRAUCH.

8

9 **CHAIR, ALFREDO PEDROZA:** BOTH MICS ARE WORKING APPROACH EITHER  
10 ONE OF THEM.

11

12 **CLERK, KIMBERLY WARD:** JENNIFER SILVA.

13

14 **SPEAKER:** HI MY NAME IS NICOLA BUCK LOW I AM THE COMMUNITY  
15 RELATIONS MANAGER AT PATH IN SANTA CLARA COUNTY. PATH IS ONE  
16 OF THE LARGEST HOMELESS SERVICE PROVIDERS IN CALIFORNIA AND WE  
17 SEE AN UNFORTUNATE IMPACT OF THE HOUSING CRISIS EVERY DAY. IF  
18 WE HOPE TO END HOMELESSNESS THE CURRENT DIVERSION OF FUNDING  
19 AWAY FROM AFFORDABLE HOUSING AT THE STATE AND LOCAL LEVELS IS  
20 UNSUSTAINABLE. PATH IS IN STRONG SUPPORT OF THE PROPOSED  
21 REGIONAL BOND BEFORE YOU TODAY. WE HAVE WORKED CLOSELY WITH  
22 LOCAL DECISION MAKERS THROUGH THE SANTA CLARA COUNTY TO MAKE  
23 SURE THAT IF PASSED THESE FUNDS WOULD BE MEANINGFUL TO THE  
24 REGION AND TO MANY OF THE PEOPLE WE SERVE. WE URGE YOU TO  
25 SUPPORT THE BOND MEASURE AND ENSURE THAT BAY AREA VOTERS HAVE





JUNE 26, 2024

1 THE OPPORTUNITY TO VOTE IN SUPPORT OF HOUSING SOLUTIONS. THANK  
2 YOU.

3

4 **CLERK, KIMBERLY WARD:** THANK YOU. MONICA STRAUSS.

5

6 **SPEAKER:** GOOD MORNING. THANK YOU FOR THE TIME TODAY. MY NAME  
7 IS MONICA STRAUSS HERE ON BEHALF OF UNITED WAY BAY AREA. SO  
8 MUCH TO SAY ABOUT THE DETAILS OF THIS ITEM AND WHY UNITED WAY  
9 BAY AREA IS IN STRONG SUPPORT BUT TODAY WE WANT TO SHARE OUR  
10 EXCITEMENT AND OUR HOPE FOR THIS BOND ITEM. WE SEE THIS BOND  
11 AS A TOOL THAT WILL SUPPORT LOCAL JURISDICTIONS REACH THEIR  
12 AFFORDABLE HOUSING PRODUCTION GOALS THAT CAN PRESERVE THE LAST  
13 OF EXISTING AFFORDABLE HOUSING IN THE BAY AREA AND IT WILL  
14 EMPOWER OUR NEIGHBORS TO STAY IN THE COMMUNITIES AND AVOID  
15 BEING PRICE OUT OF THE PLACES THEY CALL HOME. UNITED WAY BAY  
16 AREA IS EXCITED TO SHARING OUR HOPE AND EXCITEMENT FOR THIS  
17 BOND CAMPAIGN ACROSS THE REGION. WE'RE READY TO GET TO WORK.  
18 THANK YOU

19

20 **CLERK, KIMBERLY WARD:** THANK YOU. JENNIFER SILVA WILL BE  
21 FOLLOWED BY MARK, GREG, MUHAMMAD THEN TOM RUBIN.

22

23 **SPEAKER:** HI. THANK YOU VERY MUCH FOR THE WORK YOU HAVE ALL  
24 DONE I'M JENNY SILVA WITH THE MARIN ENVIRONMENTAL HOUSING  
25 COLLABORATIVE. WE'RE A PROUD MEMBER OF BAY AREA HOUSING FOR





JUNE 26, 2024

1 ALL AND A PROUD MEMBER OF THE VERY STRONG AND POWERFUL HOUSING  
2 FOR ALL MARIN. MECK ADVOCATES FOR AFFORDABLE HOUSING IN MARIN  
3 WITH AN ENVIRONMENTAL AND RACIAL JUSTICE LENS. AT MECK WE KNOW  
4 BUILDING AFFORDABLE HOUSING IS A CRITICAL COMPONENT TO  
5 ENVIRONMENTAL SUSTAINABILITY. IT IS ALSO CRITICAL TO ADDRESS  
6 SEGREGATION THAT EXISTS IN OUR COMMUNITY. WE WOULD LIKE TO  
7 EXPRESS OUR WHOLEHEARTED SUPPORT FOR THE NOVEMBER 2024  
8 REGIONAL HOUSING MEASURE. WE ARE IN A HOUSING CRISIS NOW, IT  
9 WILL TAKE BOLD ACTION TO ADDRESS IT. MARIN IS SOMEWHAT  
10 NOTORIOUS FOR NIMBY ATTITUDES. FOR MANY YEARS OUR ADVOCACY  
11 FELT VERY LONELY. NO MORE. I WOULD LIKE TO ASK MY HOUSING FOR  
12 ALL MARIN MEMBERS TO STAND UP. AS YOU CAN SEE BY OUR PRESENCE  
13 HERE MARIN IS CHANGING. AFFORDABLE HOUSING IS NOW THE NUMBER  
14 ONE ISSUE THAT MARIN RESIDENTS WANT THEIR GOVERNMENT TO  
15 ADDRESS. THAT'S BECAUSE WE ALL, EVEN THE VERY COMFORTABLY  
16 HOUSED FEEL THE IMPACTS OF THE HOUSING CRISIS OUR KIDS CAN'T  
17 COME HOME WE CAN'T HIRE TEACHERS OR CARETAKERS WE ALL SIT IN  
18 TRAFFIC ESPECIALLY BACKED UP TO THE RICHMOND BRIDGE PLEASE WE  
19 HAVE PLANNED FOR 8,000 UNITS WE CANNOT BUILD IT WITHOUT THIS  
20 FUNDING PLEASE PASS THE BOND AND WE'LL WORK HARD TO MAKE SURE  
21 THAT IT GETS PASSED. THANK YOU.

22

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

24

25 **CLERK, KIMBERLY WARD:** MARK JOFFE?





JUNE 26, 2024

1

2 **SPEAKER:** GOOD MORNING I'M MARK JOFFE PUBLIC POLICY ANALYST  
3 BASED IN WALNUT CREEK WHILE THE \$20 BILLION BOND MEASURE  
4 YOU'RE CONSIDERING TODAY WILL RAISE PROPERTY TAXES FOR BAY  
5 AREA HOMEOWNERS AND RENTERS OVER 50 YEARS IT WILL DO  
6 SURPRISINGLY LITTLE TO CREATE AFFORDABLE HOUSING IN THE NEAR-  
7 TERM. AS WE SAW WITH LOS ANGELES'S PROPOSITION HHH, IT TAKES  
8 SEVERAL YEARS FOR BOND FUNDED UNITS TO BE APPROVED, BILL, AND  
9 OPEN TO RESIDENTS. FURTHER WHILE THE NEWLY CREATED UNITS WILL  
10 OFFER BELOW MARKET RENTS, THE COST OF BUILDING THEM IS LIKELY  
11 TO BE HIGH. TO GET AN IDEA OF EXACTLY HOW HIGH, WE CAN LOOK AT  
12 GOVERNMENT FUNDED HOUSING IN THE BAY AREA, CONSIDER, FOR  
13 EXAMPLE, THE PROJECT THAT 3300 MISSION STREET IN SAN  
14 FRANCISCO, WHICH IS BEING BUILT WITH FUNDING FROM THE MAYOR'S  
15 OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT. THE DEVELOPMENT  
16 IS EXPECTED TO COST \$1,065,000 PER UNIT. AND THE 35 UNITS AT  
17 3300 MISSION ARE NOT LARGE. THEY ARE STUDIO APARTMENTS RANGE  
18 FROM 280 TO 380 SQUARE FEET. DO I NOT BELIEVE THIS BOND  
19 MEASURE IS A GOOD USE OF MONEY I BELIEVE IT WILL INCREASE  
20 HOUSING COST FOR THOSE OF US WHO ALREADY LIVE HERE AND WHO  
21 HAVE TO PAY PROPERTY TAXES OR PAY PROPERTY TAXES THROUGH OUR  
22 RENTS. AND I WOULD URGE YOU TO VOTE NO ON THIS MEASURE. THANK  
23 YOU.

24

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





JUNE 26, 2024

1

2 **CLERK, KIMBERLY WARD:** GREG DEGUIS?

3

4 **SPEAKER:** GREG DEGUIS, VICE CHAIR OF THE MID-COAST COMMUNITY  
5 COUNCIL SPEAKING AS AN INDIVIDUAL. I FULLY SUPPORT USE OF  
6 UNION WAGES FOR BUILDING NEW HOUSING UNION WAGES WERE ONE OF  
7 THE PILLARS THAT CREATED STRONG MIDDLE CLASS AFTER WORLD WAR  
8 TWO, THE OTHER PILLAR WAS HOMEOWNERSHIP LOW INTEREST RATE DOWN  
9 PAYMENT LOANS HOMEOWNERSHIP GREW GENERATIONAL WEALTH FOR THE  
10 MIDDLE CLASS HOWEVER THIS BOND APPROACH TO SO-CALLED  
11 AFFORDABLE HOUSING INSTEAD TAXES MIDDLE CLASS TO FURTHER  
12 ENRICH ALREADY WEALTHY INVESTORS WITH TAX CREDITS AND  
13 SUBSIDIES WHILE SENTENCING LOWER INCOME PEOPLE TO RENT  
14 SLAVERY. THE KEY ISSUE HERE IS IT WILL PRESERVE THIS BOND  
15 WOULD SPEND \$48 BILLION TO PER PETIT WEALTH INEQUALITY  
16 CAUSED BY CORPORATE OWNERSHIP OF HOUSING, SIMILAR TO THE COAL  
17 MINING AND MILL TOWNS OF THE 19th CENTURY. A BETTER APPROACH  
18 WOULD BE NOT TO WASTE 28 BILLION ON BOND INTEREST BUT USE THE  
19 TAXES TO CREATE LOW INTEREST RATE LOWDOWN PAYMENT LOANS WITH  
20 SUBSIDIES AND TAX BREAKS FOR ASPIRING MIDDLE CLASS TO BUY  
21 THEIR FIRST CONDO OR ADU OR DUPLEX UNIT AND REGROW THE MIDDLE  
22 CLASS THERE WILL BE NO EQUITY IN HOUSING UNTIL RESIDENTS OWN  
23 THE EQUITY IN THEIR HOUSING. VOTE NO ON THIS BOND AND COME UP  
24 WITH A BETTER APPROACH.

25





JUNE 26, 2024

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

2

3 **CLERK, KIMBERLY WARD:** GUS MOTOMAL, FOLLOWED BY TOM RUBIN  
4 MARCUS CROWLEY, THOMAS WEISMILLER AND RON BROWN.

5

6 **SPEAKER:** THANK YOU. GOOD MORNING COMMISSIONERS. I'M GUS  
7 MOTOMAL; SAN MATEO COUNTY. WE UNDERSTAND THE HOUSING CRISIS  
8 HERE IN THE BAY AREA BAY AREA BUT THE QUESTION IS THE USE OF  
9 \$20 BILLION, AFTER ALL MTC IS A TRANSPORTATION AGENCY NOT  
10 HOUSING AGENCY ONE MIGHT ARGUE THE CORE MISSION OF  
11 TRANSPORTATION WE SHOULD EXPAND TO HOUSING EXCEPT WHEN I LOOK  
12 AT CALTRAIN I SEE RIDERSHIP NOT LIKELY TO COME BACK GIVEN  
13 WORK-FROM-HOME CONSISTENT IN 60 SECONDS DISCUSS ALL THE WAYS  
14 BART IS STRUGGLING. I DON'T SEE AN ORGANIZATION THAT'S DOING  
15 SO WELL WITH THEIR CORE MISSION THAT EXPANDING THE PORTFOLIO  
16 TO INCLUDE HOUSING IS A GREAT IDEA. I WOULD URGE EVERYBODY IF  
17 WE WANT TO HELP MTC THE BEST WAY TO DO IT IS TO REFOCUS ON THE  
18 CORE MISSION USE OF MONEY FOR SOME OF THE MANY OTHER OPTIONS  
19 THAT ARE OUT THERE FOR IDEAS FOR AFFORDABLE HOUSING. THANK YOU  
20 VERY MUCH.

21

22 **CLERK, KIMBERLY WARD:** TOM RUBIN.

23

24 **SPEAKER:** I'M TOM RUBEN. I'M THE PRESIDENT OF 20 BAY REASONS TO  
25 VOTE NO ON THE BAY AREA HOUSING TAX. ACTUALLY, IT SHOULD BE 48





JUNE 26, 2024

1 BILLION, BUT LET'S LEAVE IT AT 20. NEXT YEAR WILL BE THE 50th  
2 ANNIVERSARY OF THE FIRST TIME I WORKED WITH MTC ON ITS  
3 ORIGINAL MAIN PURPOSE, TRANSPORTATION. OVER THAT PERIOD OF  
4 TIME WE HAVE SEEN GOVERNMENT SPENDING ON TRANSIT MORE THAN  
5 DOUBLE, INFLATION ADJUSTED, WE HAVE SEEN BAY AREA TRANSIT  
6 AGENCY EMPLOYMENT INCREASE BY MORE THAN 50%, AND WE HAVE SEEN  
7 THE POPULATION GO UP BY 50%. AND TRANSIT USE HAS DECLINED. IT  
8 IS NOW LESS THAN 70% PER CAPITA WHAT IT WAS BACK THEN. FROM  
9 '72 TO 2019, PRECOVID, TRAFFIC CONGESTION INCREASED 96% IN SAN  
10 FRANCISCO/OAKLAND, AND 300% IN SAN JOSE. THE COST OF  
11 RECONSTRUCTION OF THE EAST SPAN OF THE BAY BRIDGE INCREASED  
12 2600%. BASED ON THIS RECORD OF PERFORMANCE, HOW DID MTC GET  
13 PUT IN CHARGE OF HOUSING? WE ASK FOR A NO VOTE. YOU ARE NOT  
14 SOLELY RESPONSIBLE FOR TRANSPORTATION, BUT WHO ELSE DO WE  
15 BLAME? THANK YOU.

16

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

18

19 **CLERK, KIMBERLY WARD:** MARCUS CROWLEY.

20

21 **SPEAKER:** HELLO. MY NAME IS MARCUS CROWLEY. THIS AFFORDABLE  
22 HOUSING BOND SOUNDS GOOD, SOUNDS FRIENDLY. BUILD AFFORDABLE  
23 HOUSING? SORT OF, SOUNDS LIKE LOW-COST HOUSING. BUT IT'S NOT  
24 LOW-COST HOUSING. AND BOND, THAT SOUNDS PRETTY FRIENDLY, ALSO,  
25 LIKE BOND OF FRIENDSHIP. BUT WHEN WE REALLY DISSECT THE WORDS,





JUNE 26, 2024

1 WHAT WE GOT IS GOVERNMENT SUBSIDIZED HOUSING WITH A TAX  
2 INCREASE, WHICH IS GOING TO MAKE ALL THE EXISTING HOUSES LESS  
3 AFFORDABLE. SO, THIS PROGRAM HAS PRACTICALLY NO PLANNING AND  
4 ABSOLUTELY NO ACCOUNTABILITY. SO, REDO THIS ENTIRE PROGRAM AND  
5 GIVE US A PROGRAM THAT HAS A GOOD RELIABLE GOALS AND GOOD  
6 ACCOUNTABILITY SO THAT WE KNOW WHERE THE MONEY IS GOING. VOTE  
7 NO. THANK YOU.

8

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

10

11 **CLERK, KIMBERLY WARD:** THOMAS WEISMILLER WHO WILL BE FOLLOWED  
12 BY RON BROWN, JOHN AH LA, DAN ADAMS, AND JEFF BIALIK.

13

14 **SPEAKER:** MY NAME IS TOM WEISMILLER FROM SAN MATEO COUNTY. I  
15 HAVE LIVED THERE SINCE 1977. I'M RETIRED, I LIVE ON A FIXED  
16 INCOME, AND I ASK YOU TO OPPOSE THIS BOND MEASURE. FIRST OF  
17 ALL, IT'S NOT GOING TO MAKE HOUSING AFFORDABLE. IF YOU ARE  
18 GOING TO MAKE HOUSING AFFORDABLE, YOU HAVE TO LOWER THE COST  
19 OF CONSTRUCTION AND MATERIALS. THIS DOESN'T DO THAT YOU TALK  
20 ABOUT TRYING TO FIX THE HOMELESS? HOMELESS HAS TURNED INTO A  
21 GROWTH INDUSTRY IN THIS CITY. IT'S HORRIBLE. THEY POUR MONEY  
22 INTO IT AND NOTHING HAS HAPPENED. YOU SHOULD LOOK AT SAN  
23 ANTONIO TEXAS, THEY HAVE A GOOD PROGRAM FOR FIXING THE  
24 HOMELESS. IF THIS PASSES THE COST OF MY HOUSING IS GOING TO  
25 INCREASE. I REPRESENT 68% OF THE PEOPLE WHO WILL NEVER VOTE





JUNE 26, 2024

1 FOR ANOTHER TAX. YOU PROBABLY HEARD OF THE MOVIE E NETWORK,  
2 HOWARD BEALL WHO MADE THE STATEMENT FOR US, I'M MAD AS HELL  
3 AND I'M NOT GOING ON TAKE THIS ANYMORE. AND WE'RE GOING TO  
4 STOP THIS. AND I KNOW COMMISSIONER SCHAFF WILL SAY, I HOPE  
5 THERE IS GOING TO BE NO OPPOSITION TO THIS. LET ME TELL YA,  
6 YOU'RE IN FOR A FIGHT, MISS SCHAFF. AGAIN, I ENCOURAGE YOU TO  
7 VOTE NO ON THIS. THANK YOU.

8

9 **CHAIR, ALFREDO PEDROZA:** THANK YOU. NEXT SPEAKER.

10

11 **CLERK, KIMBERLY WARD:** RON BROWN.

12

13 **SPEAKER:** GOOD MORNING. MY NAME IS RON BROWN. I AM A MEMBER OF  
14 THE MARIN ORGANIZING COMMITTEE AND WE'RE PROUD TO BE MEMBERS  
15 OF BAY AREA HOUSING FOR ALL AND HOUSING FOR ALL MARIN  
16 COALITIONS. I HAVE A WELL-CRAFTED ONE-MINUTE STATEMENT THAT  
17 WILL TELL YOU EVERYTHING YOU NEED TO KNOW ABOUT AFFORDABLE  
18 HOUSING BUT I'M NOT GOING TO GIVE IT BECAUSE YOU KNOW ALL OF  
19 THESE THINGS ALREADY. I WOULD LIKE TO SAY, THIS WE HAVE BEEN  
20 CONDUCTING A SERIES OF EDUCATIONAL EVENTS IN MARIN TEACHING  
21 PEOPLE ABOUT AFFORDABLE HOUSING AND ABOUT THE POTENTIAL IMPACT  
22 OF THE REGIONAL AFFORDABLE HOUSING BOND AND I HAVE BEEN  
23 IMPRESSED BY TWO THINGS AT THESE MEETINGS. ONE IS THAT EVEN IN  
24 MARIN, WELL TO DO UPSCALE MARIN, EVERYONE KNOWS SOMEONE WHO  
25 HAS BEEN IMPACTED BY AFFORDABLE -- BY THE HOUSING AFFORDABLE.





JUNE 26, 2024

1 IT'S A PARENT, IT'S A CHILD, A FRIEND, BUT EVERYONE KNOWS  
2 SOMEONE. AND THE SECOND THING IS, THAT AFTER EDUCATING PEOPLE  
3 ON THIS, THEIR SUPPORT IS OVERWHELMINGLY POSITIVE. I KNOW  
4 THERE IS A POLLING WE HAVE JUST SEEN IS MARGINAL, AT BEST, BUT  
5 I AM CONFIDENT, THROUGH PROPER EDUCATION AND PROPER MESSAGING,  
6 THIS BOND WILL PASS, AND I ENCOURAGE TO YOU TAKE THIS STEP  
7 TODAY.

8

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

10

11 **CLERK, KIMBERLY WARD:** JOHN AVILES, FOLLOWED BY DAN ADAMS AND  
12 JEFF FELIK AND EVA MENTE. PARDON PRONUNCIATION.

13

14 **SPEAKER:** GOOD AFTERNOON COMMISSIONERS JOHN A, COMMUNITY  
15 HOUSING ORGANIZATIONS WE'RE BASED IN SAN FRANCISCO, 21 MEMBER  
16 ORGANIZATIONS WEALS DO WORK IN THE PENINSULA WITH THE SOUTH  
17 BAY PENINSULA PRESERVATION LAB AND ARE A MEMBER OF BAHA  
18 COALITION AS WELL. I WANT TO COMMEND YOUR YEARS OF WORK WITH  
19 THE CALIFORNIA LEGISLATURE, MTC, BAHFA, CASA CAM PACKET ALL  
20 WORK BEING DONE CULMINATING IN TODAY'S VOTE. THIS IS THE WAY  
21 GOVERNMENT SHOULD WORK AND I AM PROUD HAVING TO SERVED BEFORE  
22 IN LOCAL AND REGIONAL GOVERNMENT TO SEE WHAT IT COULD  
23 ACCOMPLISH. THIS IS A -- COULD THIS BE OPPOSITION, AS WE ARE  
24 SEEING TO THIS BOND BUT WHEN WE LEAN IN WE CAN WIN. IN SAN  
25 FRANCISCO WE JUST PASSED A \$300 MILLION AFFORDABLE HOUSING





JUNE 26, 2024

1 BOND THE POLL LAST JULY WAS 65%, WE NEEDED 2/3 TO PASS IT, IT  
2 PASSED AT 70.38%. THAT'S BECAUSE WE HAD A CAMPAIGN. AND WE HAD  
3 UNITY ACROSS ALL THE POLITICAL SPECTRUM IN SAN FRANCISCO. WE  
4 HAD THAT. WE COULD REAPPLY TO THE NINE BAY AREA COUNTIES AND  
5 WE CAN WIN. NOT JUST BUILDING HOUSING FOR PEOPLE WHO ARE LOW-  
6 INCOME, WE'RE REBUILDING THE NINE BAY AREA COUNTIES ACTUALLY  
7 IMPROVING THE ECONOMY, GIVING THE LABOR AND WORKERS REALLY  
8 GOOD JOBS GIVING ACCESS TO TRANSIT LOCAL TO GET TO WORK THIS  
9 IS INVESTMENT IN OUR ECONOMY AND MAKES SENSE AND ACTUALLY WILL  
10 IMPROVE QUALITY OF LIFE FOR ALL. THANK YOU FOR YOUR WORK LOOK  
11 FORWARD TO YOUR VOTE TODAY AND BRINGING OUR ORGANIZATIONS  
12 TOGETHER AND ALL OF SAN FRANCISCO AND SUPPORTING THIS MEASURE  
13 AND WITH THE NINE BAY AREA COUNTIES. THANK YOU.

14

15 **CLERK, KIMBERLY WARD:** DAN ADAMS.

16

17 **SPEAKER:** DAN ADAMS SAN FRANCISCO MAYOR'S OFFICE OF HOUSING AND  
18 COMMUNITY DEVELOPMENT. I WILL BE BRIEF AND EMPHATIC. WE NEED  
19 THIS BOND. THIS MODEST TAX REPRESENTS A TREMENDOUS INVESTMENT  
20 IN OUR COMMUNITIES IT REPRESENTS INVESTMENT IN STABILIZING  
21 NEIGHBORHOODS THAT ARE AT RISK OF GENTRIFICATION IT REPRESENTS  
22 INVESTMENT IN HOMEOWNERSHIP OPPORTUNITIES FOR LOW-INCOME AND  
23 MODERATE INCOME HOUSEHOLDS IN OUR CITY REPRESENTS INVESTMENT  
24 IN MOVING THOUSANDS OF UNITS AND PIPELINE TOWARD COMPLETION  
25 THAT MEANS TENS OF THOUSANDS OF FAMILIES SUSTAINABILITY HOUSED





JUNE 26, 2024

1 FOR LONG-TERM I URGE YOU TO TAKE ACTION TODAY AND MOVE THIS  
2 BORED FORWARD APPRECIATE ALL OF THE WORK YOU HAVE DONE.

3

4 **CLERK, KIMBERLY WARD:** THANK YOU. NEXT UP IS DIVA DIMAENTE, A  
5 COREY WOLBACH, ELIZABETH LOFFLER AND MEREDITH PURNELL.

6

7 **SPEAKER:** GOOD MORNING MY NAME IS JEFF, A MARIN COUNTY RESIDENT  
8 AND REPRESENT HOUSING CRISIS ACTION MARIN, WHICH IS PART OF  
9 THE HOUSING FOR ALL MARIN COALITION. WE SUPPORT PASSAGE OF  
10 THIS MEASURE. I AM ALSO A PERSON OF FAITH. AND HEARING THE  
11 POLLING DATA THIS MORNING, I BELIEVE WE MIGHT ALL BENEFIT FROM  
12 A BIT OF FAITH IN TERMS OF THIS PARTICULAR ISSUE. NOW, MY  
13 FAITH TRADITION TEACHES THAT THE TRUE MEASURE OF ANY PUBLIC  
14 POLICY OR ANY PUBLIC ACTION IS WHETHER IT ADDS TO, OR DETRACTS  
15 FROM THE COMMON GOOD. FIGHTING FOR HOUSING EQUITY ADVANCES THE  
16 COMMON GOOD. SECURING HOUSING AS A BASIC HUMAN RIGHT ADVANCES  
17 THE COMMON GOOD. AND USING THE LEVERS OF GOVERNMENT TO SOLVE  
18 THE MOST PRESSING PROBLEM OF OUR TIME ADVANCES THE COMMON  
19 GOOD. HOUSING AFFORDABILITY IS THE MOST PRESSING ISSUE OF THE  
20 MOMENT. IT'S AN ECONOMIC ISSUE, AN ENVIRONMENTAL ISSUE, A  
21 SOCIETAL ISSUE, AND, YES, IT IS A MORAL ISSUE. WE HAVE THE  
22 WORK AHEAD OF US AND THE COALITIONS HAVE BEEN FORMED TO DO THE  
23 WORK. SO, FOR TODAY, WE ASK YOU TO SAY YES TO AFFORDABLE  
24 HOUSING BY PLACING THIS MEASURE ON THE NOVEMBER BALLOT. THANK  
25 YOU.





JUNE 26, 2024

1

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

3

4 **CLERK, KIMBERLY WARD:** DIVIA GUIMETE.

5

6 **SPEAKER:** GOOD MORNING, EVERYONE MY NAME IS GINA GEL MET I AM  
7 WITH COMMUNITY ACTION MARIN. THANK YOU FOR THE TUNE TO PROVIDE  
8 COMMENT AND EXTREME THANKS FOR ALL WORK THAT'S GONE INTO  
9 BRINGING THIS MEASURE FORWARD. WE ARE A PROUD MEMBER OF THE  
10 BAY AREA HOUSING FOR ALL COALITION, AS WELL AS THE HOUSING FOR  
11 ALL MARIN AND WE STAND IN FULL SUPPORT OF PUTTING THIS ON THE  
12 NOVEMBER BALLOT AND MOVING THE BOND MEASURE FORWARD. WE KNOW  
13 THAT MANY OF OUR NEIGHBORS ARE WITHOUT SAFE STABLE AFFORDABLE  
14 HOUSING. AND A PLACE TO CALL HOME. AND THIS IMPACTS OUR ENTIRE  
15 COMMUNITY, RIPPLES THROUGH THE TO IMPACT ALL OF US. WE SEE  
16 NEED FOR INVESTMENTS EVERY DAY IN WORK WE DO FOR AFFORDABLE  
17 HOUSING SOLUTIONS THIS IS A DISPARATE NEED AND ONCE IN A  
18 LIFETIME OPPORTUNITY WE URGE TO YOU PUT THIS ON THE BALLOT.  
19 THANK YOU.

20

21 **CLERK, KIMBERLY WARD:** COREY WOLBACH.

22

23 **SPEAKER:** CAN YOU HEAR ME? GREAT. THANK YOU. MY NAME IS COREY  
24 WOLBACH FROM SILICON VALLEY AT HOME, SVA HOME, WORKING WITH  
25 PARTNER ORGANIZATION THROUGH THE SANTA CLARA TO CREATE A





JUNE 26, 2024

1 FUTURE WHERE EVERY MEMBER OF OUR COMMUNITY HAS ACCESS TO SAFE  
2 STABLE AFFORDABLE HOMES. SANTA CLARA COUNTY HAS PASSED  
3 IMPORTANT LOCAL AFFORDABLE HOUSING FUNDING MEASURES INCLUDING  
4 MEASURE A IN 2016 THIS BOND YOU'RE VOTING ON TODAY WILL BUILD  
5 ON THE HUGE SUCCESS OF MEASURE A AND WILL DO SOMETHING SIMILAR  
6 FOR ALL NINE COUNTIES THROUGHOUT THE BAY AREA. SB HOME HAS  
7 SUPPORTED GETTING TO THIS POINT FOR YEARS. WE ARE PART OF THE  
8 CASA COMPACT SUPPORTED THE AUTHORIZING LEGISLATION TO CREATE  
9 BAHFA AND WE'RE EXCITED TO BE COLEADING THE BAHFA COALITION IF  
10 SANTA CLARA COUNTY. THIS IS OUR TOP PRIORITY AND WILL REMAIN  
11 SO THROUGH NOVEMBER. WE COULDN'T BE MORE EXCITED FOR TODAY.  
12 THANK YOU IN ADVANCE FOR VOTING TO PLACE THIS GAME CHANGING  
13 BALLOT -- OR MEASURE, ON THE BALLOT. THANK YOU.

14

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

16

17 **CLERK, KIMBERLY WARD:** ELIZABETH WOMPLER.

18

19 **SPEAKER:** HI COMMISSIONERS. GOOD MORNING. IT'S REALLY EXCITING  
20 TO BE HERE TODAY. I AM ELIZABETH WOMPLER, WITH LISQ BAY AREA,  
21 WE SUPPORT COMMUNITY DEVELOPMENT EFFORTS AFFORDABLE HOUSING  
22 ACROSS THE REGION AND ARE A PROUD MEMBER OF BAY AREA HOUSING  
23 FOR ALL COALITION. I'M HERE IN DEEP SUPPORT OF THE NOVEMBER  
24 BOND. AND, ALSO, JUST REALLY WANT TO EXPRESS A LOT OF  
25 GRATITUDE TO ALL OF YOU WHO HAVE REALLY STEADFASTLY CONTINUED





JUNE 26, 2024

1 THIS WORK OVER THE LAST MANY, MANY YEARS. A STAFF WHO HAVE  
2 DONE SO MUCH TO KIND OF GET US TO THIS POINT. IT'S HARD TO  
3 EVEN DESCRIBE. AND TO ALL ALLIES IN THE ROOM TODAY AND OTHERS  
4 WHO WEREN'T ABLE TO MAKE IT, I'M EXCITED FOR THIS MOMENT AND  
5 WORK AHEAD TO GET INVOLVED IN THE CAMPAIGN AND SEE THIS  
6 ACTUALLY BE PASSED IN NOVEMBER. THANK YOU, ALL.

7

8 **CLERK, KIMBERLY WARD:** MEREDITH PER NELL.

9

10 **SPEAKER:** MY NAME IS MEREDITH PURR NELL, I AM THE CHIEF PROGRAM  
11 OFFICER AT THE ST. VIN ACCEPT THE DEPAUL SOCIETY OF MARIN  
12 PROUD MEMBER OF THE ORGANIZING COMMITTEE WHICH IS LEADING  
13 COALITION AND MARIN PROGRAMS ARE BOTH CHRONICALLY AND NEWLY  
14 HOMELESS RESIDENTS AS WELL AS HOMELESSNESS PREVENTION WORK CO-  
15 CHAIR OF THE OLDER ADULT COMMITTEE SUBCOMMITTEE HOMELESSNESS  
16 POLICY STEERING COMMITTEE WHICH IS BASICALLY OUR GOVERNING FOR  
17 CONTINUUM OF CARE ATTENDED THE NATIONAL ALLIANCE TO END  
18 HOMELESSNESS HERE IN SAN FRANCISCO NATIONAL CONFERENCE TO DRAW  
19 STAKEHOLDERS FROM ALL OVER THE COUNTRY CLEAR DISTINCT  
20 DIFFERENCE BETWEEN CALIFORNIA ATTENDEES AND EVERYWHERE ELSE.  
21 EVERYWHERE ELSE IN THE COUNTRY THEY HAVE PLENTY OF HOUSING  
22 STOCK BUT STRUGGLE TO FUND CASE MANAGEMENT. IN CALIFORNIA  
23 WE'RE MORE THAN WILLING TO PUT MONEY INTO CASE MANAGEMENT BUT  
24 IT DOESN'T MATTER BECAUSE THERE IS NO HOUSING. MARIN'S  
25 SKYROCKETING RENTS ARE ESPECIALLY HARD ON OUR SENIORS WITH





JUNE 26, 2024

1 FIXED INCOMES. OUR GRAND JURY JUST ISSUED A REPORT THAT'S  
2 WORTH READING NO ONE'S GRANDMOTHER SHOULD BE LIVING IN THEIR  
3 CAR. I WAS BORN IN SAN FRANCISCO AT THE KAISER ON GEARY. I  
4 GREW UP IN MARIN, AND I AM A RENTER. THIS HOUSING BOND IS THE  
5 FIRST REAL OPPORTUNITY I HAVE SEEN TO TRULY MAKE A DIFFERENCE  
6 IN THE AFFORDABLE HOUSING LAND SCAPE. IF IT PASSES, MAYBE I  
7 WILL BE ABLE TO RETIRE HERE, NOT IN MY CAR. THANK YOU.

8

9 **CLERK, KIMBERLY WARD:** THANK YOU. PHIL ALAN. MAXINE, AMY,  
10 REBECCA FOSTER. WE'LL GO AHEAD AND MOVE TO MAX.

11

12 **CHAIR, ALFREDO PEDROZA:** LET'S KEEP CALLING MORE. THANK YOU.  
13 THE ONLY WAY I CAN START THE CLOCK UNTIL YOU GET TO THE MIC.

14

15 **SPEAKER:** HI. THIS IS OPPORTUNITY TO PROVIDE PUBLIC COMMENT. MY  
16 NAME IS MAX REPRESENTING GENERATION HOUSING TODAY. WE'RE A  
17 NORTH BAY HOUSING ADVOCATE ORGANIZATION AND ARE A PROUD MEMBER  
18 OF BAY AREA HOUSING FOR ALL COALITION. I WANT TO MAKE CLEAR WE  
19 OWN THIS PODIUM, AS WELL AS THAT ONE. THE SECOND THING IS WE  
20 WOULD LIKE TO EXPRESS OUR WHOLEHEARTED SUPPORT FOR THE  
21 NOVEMBER 2024 REGIONAL HOUSING MEASURE. COMMUNITIES ALL ACROSS  
22 THE BAY AREA INCLUDING NORTH BAY ARE IN NEED OF AFFORDABLE  
23 HOUSING AND THE BAHFA BOND IS CRUCIAL IN MEETING THAT NEED BY  
24 BRINGING HUNDREDS OF MILLIONS OF DOLLARS OF AFFORDABLE HOUSING  
25 FINANCING TO NORTH BAY COUNTIES DIRECTLY SUPPORTS OUR MISSION





JUNE 26, 2024

1 OF INCREASING THE SUPPLY, AFFORDABLE AND DIVERSITY OF HOMES  
2 THROUGHOUT THE NORTH BAY PLEASE PLACE THIS HISTORIC MEASURE ON  
3 THE BALLOT TOGETHER WE CAN MAKE HOUSING IN THE BAY AREA MORE  
4 AFFORDABLE AND CREATE AN EQUITABLE HEALTHY RESILIENT COMMUNITY  
5 FOR EVERYONE. THANK YOU FOR YOUR TIME AND CONSIDERATION.

6

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

8

9 **CLERK, KIMBERLY WARD:** ANNIE O'CONNOR.

10

11 **SPEAKER:** GOOD MORNING AND THANK YOU VERY MUCH FOR THIS  
12 OPPORTUNITY. MY NAME IS ANNIE O'CONNOR, AND I AM THE EXECUTIVE  
13 DIRECTOR OF THE BOLINAS COMMUNITY LAND TRUST TODAY  
14 REPRESENTING RURAL MARIN COUNTY I'M STANDING IN SOLIDARITY  
15 WITH MY COLLEAGUES WHO ARE EXECUTIVE DIRECTORS OF COMMUNITY-  
16 BASED ORGANIZATIONS ACROSS WEST MARIN. I'M JOINED BY CLAM,  
17 VALLEY CLT AND WEST MARIN COMMUNITY SERVICES. WE'RE ALL  
18 ORGANIZATIONS WHO ARE WORKING TO PROTECT, PRESERVE, AND  
19 PROVIDE AFFORDABLE HOUSING. THIS INCLUDES HOMEOWNERSHIP, I  
20 WOULD LIKE TO SAY, AND IT ALSO INCLUDES SERVING PEOPLE WHO ARE  
21 AT OR BELOW 35% AREA MEDIAN INCOME ALL THE WAY UP TO 120% OF  
22 AREA MEDIAN INCOME WE'RE A PROUD MEMBER OF BAY AREA HOUSING  
23 FOR ALL AND MARIN HOUSING FOR ALL MARIN. PLEASE VOTE YES. IN  
24 MY OWN HOME COUNTY COMMUNITY OF BOLINAS, WE HAVE PROBABLY  
25 EIGHT BILLIONAIRES, AND 75 WHO OWN HOMES, BUT 75% OF OUR FULL-





JUNE 26, 2024

1 TIME RESIDENTS QUALIFY AS LOW-INCOME. THIS INCLUDES A LOT OF  
2 AG WORKERS AND FARM WORKERS WHO WE WOULD URGE YOU NOT TO  
3 FORGET IN THIS PROCESS. AND OUR COMMUNITY IS IN DISPARATE NEED  
4 OF THIS SUPPORT. WE ARE READY TO GO TO WORK. PLEASE DO NOT  
5 DENY THIS OPPORTUNITY ADD THIS BOND TO THE BALLOT AND LET US  
6 DO THE GRASSROOTS ORGANIZING TO MAKE SURE IT PASSES. THANK YOU

7

8 **CHAIR, ALFREDO PEDROZA:** THANK YOU. NEXT SPEAKER.

9

10 **CLERK, KIMBERLY WARD:** AMY BETH WILLIS FOLLOWED BY REBECCA  
11 FOSTER, LEONARD, MERVIN, AND LYDIA KAHN.

12

13 **SPEAKER:** GOOD MORNING COMMISSIONERS MY NAME IS AMY BETH WILLIS  
14 AND I WORK ON THE POLICY TEAM AT SAVE THE BAY. SAVE THE BAY IS  
15 A REGIONAL ENVIRONMENTAL ORGANIZATION WORK WORKING SINCE 1961,  
16 TO PROTECT THE BAY FOR PEOPLE AND WILDLIFE WE ARE A PROUD  
17 MEMBER OF THE BAY AREA HOUSING FOR ALL COALITION AND WE  
18 SUPPORTED THE NOVEMBER 2024 REGIONAL HOUSING BOND FOR ALL  
19 REASONS THAT HAVE BEEN LISTED. WE SUPPORTED THE BOND BECAUSE  
20 LACK OF AFFORDABLE HOUSING AND HEALTH OF THE ENVIRONMENT ARE  
21 DEEPLY CONNECTED. ACCESS TO QUALITY AFFORDABLE HOUSING HELPS  
22 OUR REGION BECOME MORE CLIMATE RESILIENT ONE STUD DEN BY  
23 TRANSFORM SHOW THAT BUILDING AFFORDABLE HOUSING IN DENSE AREAS  
24 WITHIN A HALF MILE OF TRANSIT WILL REDUCE GREENHOUSE GAS  
25 EMISSIONS BY AS MUCH AS 3 MILLION TONS. IT WILL ALSO REDUCE





JUNE 26, 2024

1 POLLUTION THAT AFFECTS ALL OF US IN THE BAY AND WILDLIFE. THE  
2 HEALTH OF THE BAY IS DIRECTLY RELATED TO THE HEALTH OF PEOPLE  
3 AND ACCESS TO HEALTHY SAFE HOMES. WE ARE ALSO COMMITTED TO  
4 WORKING WITH OTHER ENVIRONMENTAL ORGANIZATIONS TO SUPPORT THIS  
5 MEASURE AND TURN OUT YES VOTES IN NOVEMBER. SO, TODAY, PLEASE  
6 VOTE TO PLACE THIS HISTORIC MEASURE ON THE BALLOT. THANK YOU.

7

8 **CLERK, KIMBERLY WARD:** REBECCA FOSTER.

9

10 **SPEAKER:** HI. THANK YOU SO MUCH FOR YOUR LEADERSHIP AND YOUR  
11 PUBLIC SERVICE. I AM REBECCA FOSTER, CEO OF THE HOUSING  
12 ACCELERATOR FUND. WE ARE A LENDER INVESTOR IN AFFORDABLE  
13 HOUSING IN COMMUNITY BUILDING PROJECTS. BASED HERE IN SAN  
14 FRANCISCO AND WE WORK IN THE BROADER BAY AREA. AND I AM IN  
15 STRONG SUPPORT ALONG WITH MY TEAM FOR GETTING THIS CRITICAL  
16 MEASURE ON THE BALLOT, AND I WOULD SAY BOTH PROFESSIONALLY AND  
17 PERSONALLY IT'S RARE TO HAVE THESE MOMENTS IN YOUR LIFE WHERE  
18 THERE IS SO MUCH ALIGNMENT BETWEEN THE THING THAT YOU ARE  
19 WORKING REALLY HARD ON DURING THE DAY, AND THE THING THAT YOU  
20 REALIZE IS THE MOST IMPORTANT THING YOU COULD POSSIBLY DO FOR  
21 YOUR TAM AND FOR YOUR FRIENDS, AND FOR YOUR NEIGHBORS WHO ARE  
22 STABLY, OR UNSTABLY HOUSED, AND THIS IS ONE OF THESE MOMENTS  
23 WHEN I KNOW, AS AN ACTIVE MEMBER OF MY SCHOOL COMMUNITY, AS A  
24 DAUGHTER OF A SENIOR, AS A NEIGHBOR, AS SOMEONE WHO CARES  
25 ABOUT HUMANITY LIKE EVERYONE IN THIS ROOM, THIS IS ONE OF THE





JUNE 26, 2024

1 MOST IMPORTANT THINGS WE CAN ALL BE PART OF, AS AN EMPLOYER  
2 WHO REALLY WANTS MY TEAM TO BE ABLE TO HAVE SHORT COMMUTES.  
3 SO, THANK YOU FOR YOUR LEADERSHIP. AND I WILL ECHO, WE WILL  
4 GET THIS DONE. YOU GET IT ON THE BALLOT, AND WE WILL WIN THIS  
5 MEASURE. THE WE WILL PUT ALL OUR RESOURCES IN TO MAKING SURE  
6 THAT WE CAN PASS IT. SO, THANK YOU.

7

8 **CLERK, KIMBERLY WARD:** LEONARD CARDENAS.

9

10 **SPEAKER:** GOOD MORNING. MY NAME IS LEONARDO CARDENAS, AND I AM  
11 A MEMBER OF FAITH LEADER IN FAITH ACTION IN EAST BAY. FAITH IN  
12 ACTION EAST BAY IS A MULTI-FAITH, MULTI-CULTURAL NETWORK OF  
13 OVER 23 CONGREGATIONS AND VARIOUS MEMBERSHIPS, INCLUDING  
14 25,000 FAMILIES. I COME HERE TO SPEAK IN SUPPORT OF THE  
15 REGIONAL AFFORDABLE HOUSING BOND PROPOSED BY THE BAY AREA  
16 HOUSING FINANCE AUTHORITY. I BELIEVE IT WILL ALLOW LOCAL  
17 OFFICIALS TO INVEST IN THE COMMUNITY AND PROVIDE MUCH NEEDED  
18 AFFORDABLE HOUSING IN A CRITICAL HOUSING CRISIS. WHILE IN THIS  
19 BILL, THERE IS NOT NOW A FEW THINGS THAT I WOULD LIKE TO SEE  
20 WHICH INCLUDES TAX EXEMPTION FOR LOW-INCOME IMPACTED  
21 HOMEOWNERS, LOW AND VERY LOW-INCOME HOUSING, AS WELL AS BETTER  
22 ACCOUNTABILITY. I COME HERE AGAIN IN SUPPORT OF PUTTING THIS  
23 BOND ON THE BALLOT FOR NOVEMBER. WE BELIEVE IT PROVIDES A LOT  
24 OF OPPORTUNITY AND, THIS'S IT. [LAUGHTER] THANK YOU VERY MUCH.

25





JUNE 26, 2024

1 **CHAIR, ALFREDO PEDROZA:** THANK YOU AND APPRECIATE IT.

2

3 **CLERK, KIMBERLY WARD:** NEVADA MERRY MAN.

4

5 **SPEAKER:** HELLO I'M NEVADA MERRY MAN. I'M HERE IN SUPPORT I  
6 SERVE ON THE BAHFA ADVISORY COMMITTEE BUT HERE TODAY AS VICE  
7 PRESIDENT OF POLICY AND ADVOCACY FOR MID-PEN HOUSING. AS I  
8 LOOK AT THIS ROOM I AM REMINDED THAT MANY OF YOU I HAVE HAD  
9 THE PLEASURE AND PRIVILEGE OF WORKING ON ENTITLING AND  
10 DEVELOPING SPECIFIC COMMUNITIES IN YOUR CITIES OR COUNTIES. I  
11 CAN THANK YOU FOR THE WORK ON BROOKLYN BASIN FOR THE  
12 TRANSFORMATIVE REVITALIZATIONS IN THE COUNTY OF SAN MATEO. WE  
13 HAVE TEN OR SO OPPORTUNITIES THAT WE OPERATE IN MOUNTAIN VIEW,  
14 IN THE CITY OF SUNNYVALE, ABOUT THE SAME NUMBER IN THE CITY OF  
15 SAN JOSE. WE LOOKED UP THE WAIT LIST NUMBERS FOR THESE 10,000  
16 HOMES WE OPERATE IN EVERY COUNTY OF THE BAY AREA, AND IT'S  
17 100,000. SO, I JUST WANTED TO SHARE EXPRESSION OF DEMAND  
18 THERE. I ALSO WANT TO RESPOND TO SOMETHING I HEARD EARLIER,  
19 WE'RE NOT GOING TO START ENTITLING PROJECTS NOW. WE HAVE  
20 ENTITLED PROJECTS NOW THAT CANNOT GET FINANCED THROUGH THE  
21 SYSTEM. 1300 UNITS THAT MID-PEN ALONE HAS ENTITLED AND WAITING  
22 TO GO. BECAUSE SO MANY OF YOU HAVE WORKED ON ADVANCING  
23 ENTITLEMENTS FOR SPECIFIC PROJECTS YOU KNOW EACH ONE TAKES A  
24 THOUSAND ACTS OF LOVE FROM BOTH YOU AND YOUR STAFF TO GET  
25 ACROSS THE FINISH LINE. HERE IT'S READY TO GO. BECAUSE I COME





JUNE 26, 2024

1 TO MONTHLY MEETINGS HERE IN THIS ROOM IN MY ROLE AS ADVISORY  
2 COMMITTEE I WANT TO SHARE AN ANECDOTE, AS I WAS LEAVING ONE  
3 DAY, SOMEONE WHO WORKS IN THIS BUILDING APPROACHED ME AND  
4 ASKED ARE YOU A HOUSING [INDISCERNIBLE] AND I SAID YES, CAN I  
5 HELP YOU. AND THEY SHARED THEY WERE LOSING THEIR HOUSING, AND  
6 AS I LEFT THE LOBBY I WAS REMINDED THAT RIGHT HERE IN PLAIN  
7 SITE HIDDEN HERE, ARE MANY STORY OF HOUSING AND INSECURITY.

8

9 **CLERK, KIMBERLY WARD:** THANK YOU.

10

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

12

13 **CLERK, KIMBERLY WARD:** NEXT UP IS LYDIA KAHN FOLLOWED BY  
14 CLAIRIES, KATIE.

15

16 **SPEAKER:** I BELIEVE IT'S LYDIA KUEHL, RIGHT? GOOD MORNING. I  
17 WANT TO SAY THE BIGGEST PROBLEMS THAT I SEE WITH THIS BOND IS  
18 THERE IS NO DEFINITION FOR AFFORDABILITY. YOU HAVE IT UP TO  
19 140% AMI, 150% AMI. IF I CAN TELL YOU IN MY CITY, 120% AMI,  
20 ONE BEDROOM, ONE BATH AT APPROXIMATELY 600 SQUARE FEET IS  
21 RENTING FOR \$5,200, THAT'S 100% AFFORDABLE PROJECT THAT'S ALL  
22 120% AMI. SO, WHEN I'M LOOKING AT THIS AND YOU HAVE NO CLEAR  
23 DEFINITION THAT IT IS ACTUALLY ADDRESSING THE AFFORDABILITY  
24 ISSUE, THE AFFORDABILITY HOUSING ISSUE, THEN WE'RE NOT GOING  
25 TO BE SOLVING THE HOMELESSNESS PROBLEMS THAT YOU ARE CLAIMING





JUNE 26, 2024

1 THAT YOU WILL BE DOING WITH THIS \$20 BILLION BOND, WHICH WILL  
2 TAX A HOMEOWNER ABOUT 342 EVERY YEAR FOR THE NEXT 30 YEARS IF  
3 THEIR PROPERTIES IS VALUED AT 2 MILLION. I WOULD ASK YOU TO  
4 REALLY THINK CAREFULLY BECAUSE YOU ARE GOING TO CAUSE  
5 HARDSHIP. THERE IS UNINTENDED CONSEQUENCES IN THIS SUPPOSED  
6 GOOD DEED THAT YOU'RE DOING THERE ARE MANY HOMEOWNERS WHO ARE  
7 CHOOSING BETWEEN ELECTRICITY OR THEIR DOCTOR BILLS, OR THEIR  
8 MEDICATION. PLEASE CHOOSE CAREFULLY. THANK YOU.

9

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

11

12 **CLERK, KIMBERLY WARD:** CLARISE VELOSO.

13

14 **SPEAKER:** GOOD MORNING, EVERYONE. MY NAME IS CLARISE VELOSO  
15 LUGO. I'M VP OF COMMUNICATIONS, REPRESENTING EH HOUSING AND  
16 AFFORDABLE HOUSING COMMUNITY AND EXPRESS STRONG SUPPORT FOR  
17 BAY AREA AFFORDABLE -- BAY AREA HOUSING FOR ALL ACT TO PLACE  
18 ON THE NOVEMBER BALLOT. AT EH HOUSING, WE OPERATE AS ONE OF  
19 THE LEADING NON-PROFIT AFFORDABLE HOUSING DEVELOPERS WITH OVER  
20 2500 UNITS THROUGHOUT THE STATE OF CALIFORNIA SERVING SENIORS  
21 VETERANS AND RECENTLY UNHOUSED AND MANY LOW-INCOME FAMILIES  
22 THE BAY AREA HOUSING FOR ALL BONDS TODAY WILL PROVIDE STABLE  
23 HOUSING FOR OVER 500,000 LOW-INCOME RESIDENTS OVER THE COMING  
24 DECADES AND WILL ADDRESS THE IMMEDIATE NEEDS OF OUR MOST  
25 VULNERABLE POPULATIONS. AFFORDABLE HOUSING CONTINUES TO PLAY A





JUNE 26, 2024

1 CRUCIAL ROLE IN KEEPING RESIDENTS AND NEIGHBORS CLOSE TO THEIR  
2 JOBS, THEIR SCHOOLS, AND THEIR SUPPORT NETWORKS. WE URGE TO  
3 YOU SUPPORT THIS MEASURE AND JOIN THE 180 ELECTED OFFICIALS  
4 AND 60 ORGANIZATIONS WORKING TOWARDS SECURING A FUTURE WHERE  
5 EVERYONE IN THE BAY AREA HAS ACCESS TO SAFE AND AFFORDABLE  
6 HOUSING. THANK YOU.

7

8 **CLERK, KIMBERLY WARD:** THANK YOU. KATIE GOATS WILL BE FOLLOWED  
9 BY REVEREND DR. PENNY NIXON, MATT REGAN, COURTNEY POWELL AND  
10 KEVIN ZWICK.

11

12 **SPEAKER:** GOOD MORNING. MY NAME IS KATIE GOETZ, AND I SERVE AS  
13 PASTOR OF WOODSIDE ROAD UNITED METHODIST CHURCH IN REDWOOD  
14 CITY. I'M A MEMBER OF PENINSULA SOLIDARITY COHORT AND REDWOOD  
15 CITY'S HOUSING AND HUMAN CONCERNS COMMITTEE. BUT I'M NOT HERE  
16 REPRESENTING THAT BODY TODAY RECENTLY OUR CALIFORNIA  
17 LEGISLATURE PASSED AND GOVERNOR SIGNED SB FOUR ALLOWING FOR  
18 BUILDING OF AFFORDABLE HOUSING ON FAITH LANDS. BUT IT TURNS  
19 OUT THAT FAITH COMMUNITIES DON'T HAVE THE FUNDING TO USE THESE  
20 OPEN LANDS, THIS EXCESS LAND IN ORDER TO BUILD NECESSARY  
21 UNITS. THIS HOUSING BOND WILL OPEN UP CAPITAL SO THAT WAY  
22 CHURCHES AND SYNAGOGUES AND OTHER HOUSES OF FAITH CAN USE  
23 THEIR LAND WELL. THEY WILL BE ABLE TO STEWARD THEIR LAND. THEY  
24 WILL BE ABLE TO SERVE THE COMMUNITIES IN WHICH THEY RESIDE,  
25 PLACES THAT THEY ARE CALLED TO SERVE. AND SO I ENCOURAGE TO





JUNE 26, 2024

1 YOU PASS THIS BOND SO THAT WAY THOSE OF US WHO LEAD FAITH  
2 COMMUNITIES AND REPRESENT FAITH COMMUNITIES CAN PARTNER WITH  
3 YOU, WITH THE REGION, WITH ALL OF THESE OTHER NON-PROFITS IN  
4 ORDER TO HOUSE THOSE WHO ARE MOST VULNERABLE IN OUR  
5 COMMUNITIES. THANK YOU VERY MUCH.

6

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

8

9 **CLERK, KIMBERLY WARD:** REVEREND DR. NIXON.

10

11 **SPEAKER:** YES REVEREND PENNY NIXON WITH THE PENINSULA  
12 SOLIDARITY COHORT HOUSING LEADERSHIP COUNCIL OF SAN MATEO I  
13 WANT TO REITERATE WHAT MY COLLEAGUE JUST SAID. FAITH COMMUNITY  
14 WE HAVE THE LAND BUT NOT A LOT OF MONEY. THERE IS A LOT OF  
15 GOOD WILL ESPECIALLY FOR SB FOUR FOR FAITH COMMUNITIES TO  
16 ACCEPT UP AND DO OUR PART, PARTNER IN A WAY THAT MAKES THAT  
17 POSSIBLE. I HAVE BEEN IN AFFORDABLE ADVOCACY FOR A LONG TIME  
18 AND THE LAST TWO YEARS I'M TRYING TO BUILD AFFORDABLE HOUSING  
19 AND I REALIZE JUST HOW MUCH MONEY THAT TAKES. SO JUST  
20 REITERATE THAT, WE HAVE THE LAND. WE NEED THE MONEY. ALSO, WE  
21 WILL ORGANIZE. THERE WAS A LOT OF FAITH ORGANIZATION FOR SB  
22 FOUR, AND WE WILL ORGANIZE TO SUPPORT THIS BOND. I HOPE THAT  
23 YOU ARE TAKING IN TODAY THE AMOUNT OF GRATITUDE AND SUPPORT  
24 THAT IS IN THIS ROOM FOR THE INCREDIBLE AMOUNT OF WORK THAT  
25 YOU HAVE DONE, AND FOR YOUR BOLD VISION, DEEPLY APPRECIATED,





JUNE 26, 2024

1 AND WILL MAKE TREMENDOUS IMPACT IN PEOPLE'S LIVES. THERE IS A  
2 FAMOUS SAYING, IF NOT NOW, WHEN? IF NOT US, WHO? I HOPE THE  
3 WHEN IS TODAY, AND I HOPE THE WHO IS YOU AND US. THANKS.

4

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

6

7 **CLERK, KIMBERLY WARD:** MAT REGAN.

8

9 **SPEAKER:** GOOD MORNING CHAIR PEDROZA, COMMISSIONERS, MATT REGAN  
10 WITH THE BAY AREA COUNCIL. I WOULD LIKE TO BEGIN BY THANKING  
11 STAFF, PARTICULARLY KATE HARTLEY AND REBECCA LONG WORKING WITH  
12 THE BAY AREA COUNCIL TO ADDRESS OUR CONCERNS AND THE BOND  
13 WE'RE OPTIMISTIC THAT THOSE LEGISLATIVE EFFORTS ARE GOING TO  
14 BEAR SOME FRUIT, WE HAVE MENTIONED ALREADY WE SUPPORTED  
15 ALAMEDA SANTA CLARA BOND RECENT SAN FRANCISCO WE BELIEVE THE  
16 MARKET CAN'T BUILD AFFORDABLE HOUSING AT A PRICE POINT THAT  
17 PEOPLE CAN AFFORD AND THAT ARE NEEDED. I WOULD AUDITION, I WAS  
18 IN LIVERMORE ON MONDAY NIGHT TO TESTIFY FOR 130 UNITS OF  
19 AFFORDABLE HOUSING THAT WOULD HOUSE FARM WORKERS IN THE  
20 LIVERMORE VINEYARDS AND RESTAURANT AND HOTEL WORKERS AND  
21 TOURISM INDUSTRY, THAT PROJECT SITE WAS ACQUIRED IN 2007 FOR  
22 AFFORDABLE HOUSING IT STILL HAS NOT PROGRESSED PAST THE PIECE  
23 OF PAPER. IF THE VOTERS TRUST US WITH THIS MONEY, LEVERAGE  
24 WHATEVER PART THAT GIVES TO YOU STOP PUSHING PROJECTS WITH THE  
25 MEAT GRINDER THAT PUSHES THEM THROUGH, I DISAGREE WITH MR.





JUNE 26, 2024

1 JOFFE'S POSITION ON THIS BOND THE FACTS HE STATES ARE ACCURATE  
2 IT COSTS TOO MUCH, REDUCE THE MEAT GRINDER AND MAKE MORE UNITS  
3 PROFIT POSSIBLE WITH THIS BOND MONEY.

4

5 **CLERK, KIMBERLY WARD:** THANK YOU THANK YOU. NEXT UP IS COURTNEY  
6 POWELL.

7

8 **SPEAKER:** GOOD MORNING. MY NAME IS COURTNEY POWELL. HERE WITH  
9 RESOURCES FOR COMMUNITY DEVELOPMENT RCD AS WE'RE KNOWN IN THE  
10 FIELD A NON-PROFIT AFFORDABLE HOUSING DEVELOPER BUILDING HOMES  
11 IN FIVE OF THE NINE COUNTIES IN THE BAY AREA WITH OVER 2600  
12 HOMES THAT WE PROVIDE TO THOSE WITH THE FEWEST OPTIONS WE'RE  
13 ALSO A PROUD MEMBER OF BAY AREA HOUSING FOR ALL COALITION  
14 COLEADING WORK IN CONTRA COSTA COUNTY TO GET FOLKS MOBILIZED  
15 AROUND THIS BOND. HERE TODAY TO EXPRESS OUR SUPPORT AND  
16 GRATITUDE FOR THE WORK OF THIS BODY, FOR THE WORK OF SO MANY  
17 FOLKS OVER MANY YEARS TO GET THIS BOND TO THIS PLACE. YOU  
18 KNOW, I WANT TO HIGHLIGHT THE REGIONAL APPROACH THAT IS  
19 UNPRECEDENTED. YOU KNOW, THIS IS A REGIONAL HOUSING CRISIS.  
20 AND A REGIONAL HOUSING BOND WILL PROVIDE THE COORDINATED LONG-  
21 TERM REGION-LEVEL RESOURCES TO RESPOND. AND AS YOU HAVE HEARD,  
22 RCD, OTHER NON-PROFIT ORGANIZATIONS AND DEVELOPERS ARE  
23 STANDING BY READY TO DO THE WORK TO GET THESE NEW HOMES BUILT  
24 SHOULD THE BOND PASS. SO JUST THANK YOU VERY MUCH FOR YOUR  
25 SUPPORT TODAY.





JUNE 26, 2024

1

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

3

4 **CLERK, KIMBERLY WARD:** KEVIN ZWICK.

5

6 **SPEAKER:** HI MY NAME IS KEVIN SPEAKING AS A MEMBER OF THE  
7 PUBLIC WHO LIVES IN SAN JOSE WHO IS LUCKY ENOUGH TO BE A  
8 HOMEOWNER AND HOPING HIS TWO KIDS WILL FIND AFFORDABLE PLACES  
9 TO LIVE HERE IN THE BAY AREA. I HAVE SPENT MY LIFE ON ISSUES  
10 OF AFFORDABLE HOUSING INCREASING THE QUALITY OF LIFE FOR ALL  
11 BAY AREA RESIDENTS THERE IS NO MORE A SIGNIFICANT MEASURE THAT  
12 WE COULD TAKE RIGHT NOW TO ADDRESS OUR REGION'S HOUSING  
13 AFFORDABILITY CRISIS THAN PLACING THIS BOND ON THE BALLOT AND  
14 APPROVING IT IN NOVEMBER. THIS BOND WILL DO MORE TO IMPACT THE  
15 CRISIS THAN ANYTHING ELSE COULD DO. WE WILL FINALLY HAVE A  
16 REGIONAL MEASURE AT SCALE THAT ADDRESSES THE NEED IN  
17 COMMUNITIES AND LOCAL CITIES AND COUNTIES THE RESOURCES THEY  
18 NEED TO INVEST TENS OF THOUSANDS OF AFFORDABLE HOMES AND  
19 APARTMENTS FOR SENIORS FAMILIES AND WORKERS THOSE EXPERIENCING  
20 HOMELESSNESS THAT ARE READY TO GO RIGHT NOW THIS MEASURE  
21 ENSURES ACCOUNTABILITY AND INNOVATION AND PRODUCING AND  
22 PRESERVING AFFORDABLE HOUSING. LET'S PUT THIS ON THE BALLOT  
23 AND WIN IT IN NOVEMBER. THANK YOU.

24

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





JUNE 26, 2024

1

2 **CLERK, KIMBERLY WARD:** ELIZABETH HENRY.

3

4 **SPEAKER:** HI. MY NAME IS LIBBY HENRY. [LAUGHTER] AND I AM  
5 SPEAKING ON BEHALF OF MYSELF AND THE ORGANIZATION 20 BILLION  
6 REASONS WHY NOT, AND FOR SAVE LAFAYETTE AND FOR LIVABLE  
7 CALIFORNIA, AND FOR CATALYST. THERE ARE 9 MILLION PEOPLE IN  
8 THE BAY AREA, APPROXIMATELY. AND THIS BOND ATTACKS HOMEOWNERS.  
9 THE WHOLE AFFORDABLE HOUSING ISSUE HAS GONE BERSERK, AS FAR AS  
10 I'M CONCERNED. THERE IS NO ACCOUNTABILITY IN THIS BOND. THAT I  
11 HAVE SEEN, THAT WILL GUARANTEE THAT AFFORDABLE HOUSING WILL BE  
12 BUILT. AS A MATTER OF FACT, OVER 200 BILLS HAVE BEEN PASSED BY  
13 OUR CALIFORNIA STATE LEGISLATURE. AND BY THE WAY, I AM A LIFE-  
14 LONG DEMOCRAT. AND IN THOSE 200 BILLS, VERY FEW EVEN MENTION  
15 THE WORD AFFORDABLE. AND AS AN ENGLISH MAJOR AT CAL, AND THE  
16 WORDS AFFORDABLE HOUSING AND HOUSING CRISIS ARE NOT SYNONYMS.  
17 THE FACTS ARE THAT THERE ARE 14.8 MILLION HOUSING UNITS IN THE  
18 STATE OF CALIFORNIA RIGHT NOW.

19

20 **CLERK, KIMBERLY WARD:** THANK YOU.

21

22 **CHAIR, ALFREDO PEDROZA:** YOU CAN FINISH YOUR COMMENTS, PLEASE.

23

24 **SPEAKER:** I'M SORRY?

25





JUNE 26, 2024

1 **CLERK, KIMBERLY WARD:** GO AHEAD. FINISH YOUR COMMENT.

2

3 **SPEAKER:** AND THERE ARE ONLY 13.3 MILLION HOUSEHOLDS TO BE  
4 HOUSED. SO, THERE IS 1.6 MILLION VACANT HOUSING UNITS. SAN  
5 FRANCISCO HAS A 10% RESIDENTIAL VACANCY RATE.

6

7 **CHAIR, ALFREDO PEDROZA:** MADAM YOUR TIME IS UP, WE HAVE  
8 ALLOTTED YOU MORE TIME. IF YOU COULD PLEASE FINISH.

9

10 **SPEAKER:** OKAY. PLEASE VOTE NO ON THIS.

11

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

13

14 **CLERK, KIMBERLY WARD:** JORDAN GRAMS FOLLOWED BY CHARLIE, MAN  
15 SON, AND JAY.

16

17 **SPEAKER:** GOOD MORNING, EVERYONE. I'M JORDAN GRIMES, I'M THE  
18 STATE AND REGIONAL RESILIENCE MANAGER WITH GREENBELT ALLIANCE  
19 WE ARE A LONG-STANDING ENVIRONMENTAL NON-PROFIT HERE IN THE  
20 BAY AREA ALSO PROUD MEMBERS OF THE BAY AREA HOUSING FOR ALL  
21 COALITION HERE IN STRONG SUPPORT OF ADVANCING THE BOND TODAY.  
22 I WANT TO THANK AND CONGRATULATE STAFF FOR THE YEARS OF HARD  
23 WORK IT HAS TAKEN TO GET TO THIS POINT THROUGH ESTABLISHMENT  
24 OF THE BAY AREA HOUSING FINANCE AUTHORITY 1487 WE HAVE CREATED  
25 MECHANISM TO ADVANCE TRANSFORMATIVE CHANGE HERE IN THE BAY





JUNE 26, 2024

1 AREA NOW WE JUST NEED TO FUND IT. BAHFA IS CRITICAL FOR OUR  
2 REGION, UNMATCHED OPPORTUNITY NOT JUST FROM AN AFFORDABLE  
3 HOUSING STANDPOINT BUT FROM CLIMATE AND ENVIRONMENTAL  
4 PERSPECTIVE AS WELL. ACCELERATING CONSTRUCTION OF AFFORDABLE  
5 INFILL HOUSING IN OUR CITIES AND SUBURBS WILL LOWE VMT AND  
6 GREENHOUSE GAS EMISSIONS AND ALLOW US TO PRESERVE AND PROTECT  
7 OUR OPEN SPACE AND NATURAL WORKING LANDS THE BAHFA BOND IS  
8 MORE THAN JUST FUNDING SOURCE FOR AFFORDABLE HOUSING IT'S A  
9 ROADMAP FOR CREATION OF MORE EQUITABLE SUSTAINABLE RESILIENT  
10 BAY AREA BY PROVIDING NECESSARY FUNDING TO COMPLETE HUNDREDS  
11 OF AFFORDABLE HOUSING PROJECTS IN CLIMATE SMART AREAS THE. BY  
12 PLACING THE BOND ON THE BALLOT TODAY YOU CAN ENSURE OUR REGION  
13 CAN GROW TO BENEFIT ALL RESIDENTS BOTH PRESENT AND FUTURE TO  
14 PROTECT THE PLANT FOR GENERATIONS TO COME. THANK YOU.

15

16 **CLERK, KIMBERLY WARD:** MAINA YOUNG. MY NAME IS MAINA YOUNG. I  
17 AM A 40 YEAR RESIDENT IN SAN FRANCISCO. I STRONGLY OPPOSE THIS  
18 BOND. THIS IS THE REASON WHY I CANNOT AFFORD TO MAINTAIN MY  
19 HOUSE. I HAVE OVER 120-YEAR-OLD HOUSE, AND I CANNOT AFFORD TO  
20 MAINTAIN IT BECAUSE OF THE HIGH TAXES. I AM PART OF THE  
21 BUSINESS AND HOUSING NETWORK. WE ARE IMMIGRANTS, SENIORS, MOM  
22 AND POP HOMEOWNERS, AND HOUSING PROVIDERS. WE CAME TO AMERICA  
23 TO THRIVE ON FREE ENTERPRISE, NOT TO DEPEND ON THE GOVERNMENT.  
24 THIS IS EXACTLY THE EXAMPLE OF USING UP OTHER PEOPLE'S MONEY  
25 FOR SOCIALISM. IT'S NOT WORKING ANYWHERE. IT WON'T WORK HERE.





JUNE 26, 2024

1 IT IS FORCING A LOT OF THE MIDDLE CLASS OUT OF CALIFORNIA. AND  
2 I WOULD LIKE TO STAY HERE. AND MY KIDS ARE RENTERS, AND THEY  
3 ARE NOT ABLE TO AFFORD IT, PART OF THE REASON IS BECAUSE OF  
4 HIGH TAXES. SO PLEASE NO MORE BOND. SAN FRANCISCO, WE HAVE  
5 MILLIONS OF DOLLARS OF BONDS. AND IT'S MAKING THE PROBLEM  
6 WORSE. WE HAVE 60,000 EMPTY UNITS, LEFT EMPTY BECAUSE OF THE  
7 DRACONIAN RENTAL RESTRICTIONS THAT MAKES IT UNOPERABLE TO BE A  
8 HOUSING PROVIDER IN SAN FRANCISCO. THE RENTERS ARE TELLING ME  
9 YOU MUST BE CRAZY TO BE ABLE TO LIVE IN SAN FRANCISCO. PLEASE  
10 FREE UP THE RENTAL SECTOR.

11

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

13

14 **CLERK, KIMBERLY WARD:** CHARLIE.

15

16 **SPEAKER:** GOOD MORNING. THANK YOU ALL FOR YOUR LEADERSHIP.  
17 THANK YOU FOR THE OPPORTUNITY TO SPEAK. MY NAME IS CHARLIE, I  
18 AM HERE WITH THE COUNCIL OF COMMUNITY HOUSING ORGANIZATIONS  
19 AND I WANTED TO SHARE, IN THEIR STUDY, REGIONS THAT WORK, HOW  
20 CITIES AND SUBURBS CAN GROW TOGETHER, URBAN SCHOLARS, MANUEL  
21 PASTOR AND PETER DRIVER BASICALLY ARGUED THAT REGIONS THAT  
22 FOSTER EQUITY ARE THE ONES THAT ARE MOST PROSPEROUS. AND THAT  
23 WAS A STUDY OVER 72 METROPOLITAN REGIONS ACROSS THE COUNTRY.  
24 TODAY WE HAVE AN OPPORTUNITY TO FLEX THE POWER OF OUR REGIONAL  
25 TEAM. WE HAVE THE OPPORTUNITY TO BUILD THE RESOURCES FOR OUR





JUNE 26, 2024

1 LOCAL GOVERNMENT AGENCIES IN OUR LOCAL COMMUNITY PARTNERS TO  
2 MAKE LONG-TERM CONSISTENT INVESTMENTS TO ELIMINATE HOUSING  
3 INSECURITY. SO, I STRONGLY URGE TO YOU MOVE FORWARD THE  
4 RESOLUTION TODAY. WE KNOW THAT WINNING THIS REGIONAL BOND WILL  
5 REQUIRE A STRONG COORDINATED EFFORT AND STRONGER ELECTORAL  
6 CAMPAIGN WE'RE COMMITTED TO WORKING TOGETHER WITH THE BAY AREA  
7 HOUSING FOR ALL CAMPAIGN TO NORTHBOUND SUCCESS IN NOVEMBER.

8

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

10

11 **CLERK, KIMBERLY WARD:** MANUEL.

12

13 **SPEAKER:** I'M MA-WELL SOUTH HILL ELDERLY SAN FRANCISCO OUR  
14 AGENCY SERVES OVER 40,000 ELDERLY IN THE BAY AREA 90% OF THEM  
15 IS LANGUAGE SENIOR WHO HAS SERVED THIS COMMUNITY HUNDREDS WANT  
16 TO COME TO THIS MEETING TODAY. I PROMISED THEM I WOULD TELL  
17 THE STORY TO YOU SO YOU UNDERSTAND WHY WE'RE NEED THIS  
18 HOUSING. WHEN I'M DOING THE HOUSING COMMUNITY ENGAGEMENT ONE  
19 OF THE SENIOR, SHE IS IN THE 70S, COME TO ME AND SAY I AM  
20 LIVING IN A HOLE, SHE IS HOMELESS, SINGLE ROOM, NO BATHROOM,  
21 NO KITCHEN SHE SAYS I'M 75, I HAVE CANCER. CAME HERE WHEN I AM  
22 30. SERVED THIS COMMUNITY AS A LAUNDRY MAT WORKER, AND NOW I  
23 DO NOT HAVE THE INCOME TO LIVE COMFORTABLY BEFORE I DIE. WILL  
24 I BE ABLE TO LIVE IF A PLACE I DESERVE, SO I HAVE A LIFE THAT  
25 OTHER PEOPLE HAVE. THE SO, I URGE YOU, PLEASE, CONSIDER THEM,





JUNE 26, 2024

1 WHO YOU, OR YOUR LOVED ONE, WHO HAVE BEEN SERVED BY THEM, ONE  
2 WAY OR THE OTHER, THAT THEY HAVE NO WAY TO PAY FOR HOUSING.  
3 AND I AGREE WHEN YOU FUND AFFORDABLE, MAKE IT LOWER, TO GET  
4 THEM IN 15% OR EVEN LOWER BRACKET OF AMI. THANK YOU.

5

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

7

8 **CLERK, KIMBERLY WARD:** JEFF MITCHELL FOLLOWED BY CHRIS  
9 COUPLINGS, KEN CHAN, A BUT, PARDON MUSS PRONUNCIATION, LESLIE  
10 RODRIGUEZ, AND STEVE LANGSTON.

11

12 **SPEAKER:** GOOD MORNING MY NAME IS JAY MITCHELL, I AM A LEADER  
13 WITH FAITH AND ACTION IN THE EAST BAY. I'M HERE THIS MORNING  
14 TO SUPPORT THE REGIONAL AFFORDABLE HOUSING BOND THAT THE BAY  
15 AREA HOUSING FINANCE AUTHORITY IS PROPOSING BECAUSE HOUSING IS  
16 SHELTER. IT IS NOT INVESTMENT HOMES ARE SACRED BECAUSE THEY  
17 CONTRIBUTE TO THE COMMON GOOD. THEY ARE NOT AN ASSET CLASS. WE  
18 WANT TO SEE THIS BOND ON THE NOVEMBER BALLOT. MY BELIEF, THIS  
19 BOND IF APPROVED BY THE ELECTORATE WILL ALLOW OUR LOCAL  
20 OFFICIALS TO INVEST IN OUR COMMUNITY AND HELP ALLEVIATE THE  
21 CURRENT HOUSING CRISIS IN THE SHORT, MEDIUM, AND LONG-TERM.  
22 THERE ARE SOME THINGS THAT AS A FAITH BASED COMMUNITY  
23 ORGANIZATION, FAITH IN ACTION WOULD LIKE TO SEE ADDED TO THIS  
24 PROPOSAL SUCH AS TAX EXEMPTIONS FOR LOW AND FIXED INCOME  
25 IMPACTED HOMEOWNERS. WE WOULD LIKE TO SEE THE ASSURANCE THAT





JUNE 26, 2024

1 FUNDS WILL PRODUCE HOUSING FOR THE ACUTELY AND EXTREMELY LOW-  
2 INCOME CITIZENS AND BETTER ACCOUNTABILITY AND OVERSIGHT.  
3 HOWEVER, OVERALL, OUR ORGANIZATION AND I SUPPORT THIS HOUSING  
4 BOND IN THE WORK THAT BAHFA HAS DONE, AND I WANT TO SEE THE  
5 PROPOSITION ON THE BALLOT AS IT WILL BRING A LOT OF  
6 POSSIBILITIES FOR CREATIVE PRODUCTION AND PRESERVATION OF  
7 HOUSING UNITS IN OUR AREA.

8

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

10

11 **CLERK, KIMBERLY WARD:** CHRIS COUPLINGS.

12

13 **SPEAKER:** HI THERE I'M CHRIS CUMMINGS, DIRECTOR OF HOUSING  
14 DEVELOPMENT FOR THE TENDER LOIN NEIGHBORHOOD DEVELOPMENT  
15 CORPORATION HERE TO SUPPORT THE BOND MEASURE TDC IS A NON-  
16 PROFIT AFFORDABLE HOUSING DEVELOPER BASED HERE IN SAN  
17 FRANCISCO PROUD BAHFA COALITION MEMBER HAPPENS TO BE EXCITING  
18 DAY AS A SPEAK TODAY 1010 COLLEAGUES ARE CELEBRATING MUCH  
19 ANTICIPATED GROUNDBREAKING 2550 IRVING STREET PROJECT WHICH  
20 WILL DELIVER 100% AFFORDABLE HOUSING UNITS IN SUNSET DISTRICT  
21 NEIGHBORHOOD WHICH HAS BEEN TRADITIONALLY UNDERSERVED BY  
22 AFFORDABLE HOUSING OPPORTUNITIES. THIS WILL HELP GROUND  
23 CONSTRUCTION PROJECTS LIKE IRVING STREET DEVELOPMENT WILL HELP  
24 US TO ACQUIRE EXISTING MULTI-FAMILY HOUSING PROPERTIES ON THE  
25 OPEN MARKET AND PRESERVE THEM AS AFFORDABLE IN PERPETUITY AND





JUNE 26, 2024

1 WILL HELP US CONTINUE TO INVEST IF OUR EXISTING PORTFOLIO OF  
2 AGING PROPERTIES INCLUDING SINGLE ROOM OCCUPANCY PROPERTIES WE  
3 ALREADY HAVE. WE URGE YOU TO SUPPORT THIS MEASURE AND PLACE IT  
4 ON THE BALLOT IN NOVEMBER. THANK YOU FOR YOUR TIME AND GOOD  
5 MORNING.

6

7 **CLERK, KIMBERLY WARD:** KEN CHEN.

8

9 **SPEAKER:** GOOD MORNING, EVERYONE. MY NAME IS KEN CHEN, SENIOR  
10 ORGANIZER WITH HOUSING LEADERSHIP COUNCIL OF SAN MATEO COUNTY.  
11 WORKING WITH COMMUNITY AND LEADERS TO PRODUCE AND PRESERVE  
12 QUALITY AFFORDABLE HOMES APPRECIATION TO STAFF AND EVERYONE  
13 FOR GETTING THIS BODY TO THIS MOMENTOUS POINT. ON BEHALF OF  
14 HLC AND PROUD MEMBER OF BAHA COALITION I EXPRESS SUPPORT FOR  
15 THE PLACEMENT OF THIS \$20 BILLION REGIONAL HOUSING MEASURE ON  
16 THE NOVEMBER 2024 BALLOT. THE I WOULD LIKE TO EMPHASIZE THAT  
17 IT'S POSSIBLE TO BUILD A BAY AREA WHERE WE TREAT EVERYONE WITH  
18 DIGNITY AND WHERE EVERYONE WHO IS FROM HERE CAN BELONG WHERE  
19 YOUR CHILDREN CAN STAY IN COMMUNITIES THEY WERE RAISED IN AND  
20 WORKERS CAN AFFORD TO LIVE IN CITIES WHERE THEY WORK AND WHERE  
21 WE CAN CARE FOR OUR AGING PARENTS AND NOBODY HAS TO CHOOSE  
22 BETWEEN PAYING RENT AND BUYING FOOD THIS DOESN'T HAPPEN  
23 WITHOUT YOUR SUPPORT YOUR COMMUNITIES NEED AND YOU YOUR  
24 LEADERSHIP. SO DON'T LET THIS ONCE IN A GENERATION OPPORTUNITY  
25 TO CREATE A MORE LIVABLE AND AFFORDABLE BAY AREA PASS YOU BY.





JUNE 26, 2024

1 SEIZE IT BY PLACING THE BOND ON THE NOVEMBER BALLOT. THANK  
2 YOU.

3

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

5

6 **CLERK, KIMBERLY WARD:** ABUKAR NEDAE.

7

8 **SPEAKER:** THANK YOU. HI. MY NAME IS ABUKAR NEDAE. I AM THE  
9 EXECUTIVE DIRECTOR OF NORMAL CALIFORNIA LAND WE'RE THE OLDEST  
10 LAND TRUST IN THE BAY AREA LARGEST IN THE STATE, WE HAVE  
11 PROPERTIES IN FOUR OUT OF NINE COUNTIES WE HAVE PROVIDE  
12 TECHNICAL ASSISTANCE IN SIX OUT OF NINE COUNTIES. WE ARE  
13 REALLY EXCITED ABOUT THIS BOND. I'LL KEEP IT REALLY SHORT.  
14 WE'RE READY TO GET TO WORK. WE CURRENTLY HAVE A NEW  
15 CONSTRUCTION PROJECT THAT IS JUST WAITING IN THAT LAST BIT OF  
16 FINANCING. WE HAVE PROJECTS, WE GET CALLS NEARLY EVERY DAY  
17 ASKING FOR POTENTIAL OPPORTUNITIES FOR US TO DO GROUND UP  
18 CONSTRUCTION OR NEW ACQUISITION WE'RE WAITING TO BE ABLE TO  
19 GET TO WORK AND HELP PASS THIS BOND AND BE PART OF THE  
20 COALITION TO HELP PASS IT. THIS IS A BIT OF MEMORY LANE, WHEN  
21 GITA MENTIONED HOW LONG WE HAVE BEEN DOING THIS IS REMINDED ME  
22 I WAS HERE IN 2019, THE WARRIORS ARE STILL GOOD. [LAUGHTER]  
23 CORONA WAS, LIKE, A BEER, AND I HAD, LIKE, FEWER GRAY HAIRS AT  
24 THE TIME. BUT I ALSO THINK ABOUT ALL THE PEOPLE WHO WERE LEFT  
25 IN THE LAST FIVE YEARS AND THE PEOPLE WHO ARE NO LONGER GOING





JUNE 26, 2024

1 TO BE PART OF OUR COMMUNITY. SO I REALLY WANT TO THANK YOU FOR  
2 SUPPORTING THIS BOND AND MAKING SURE THAT MORE AND MORE PEOPLE  
3 ARE GOING TO BE ABLE TO STAY OVER THE LONG-TERM IN THIS  
4 BEAUTIFUL REGION. THANK YOU SO MUCH.

5

6 **CLERK, KIMBERLY WARD:** LESLIE RODRIGUEZ.

7

8 **SPEAKER:** GOOD MORNING COMMISSIONERS, I'M LESLIE RODRIGUEZ,  
9 HERE ON BEHALF OF HOUSING TRUST SILICON VALLEY AND MOUNTAIN  
10 VIEW COMMUNITY LAND TRUST ALSO BOARD PRESIDENT OF WORKING  
11 PARTNERSHIP USA AND BOARD PRESIDENT OF SV AT HOME ACTION FUND,  
12 AND I THINK I'M OUT OF TIME. I'M A PROUD SUPPORTER, I AM A  
13 RESIDENT OF SAN JOSE, AND A PROUD SUPPORTER OF THE REGIONAL  
14 BOND AND I'M REALLY GRATEFUL FOR THE YEARS OF DEEP WORK, DEEP  
15 THOUGHT, AND HEAVY WORK AND PLANNING THAT HAS GONE INTO THIS  
16 MEASURE. ESPECIALLY I APPRECIATE THE EFFORTS TO CREATE A  
17 MEASURE THAT FOCUSES ON PRODUCTION AND ALSO PRESERVATION THAT  
18 WILL HALT THE DISPLACEMENT OF SO MANY OF OUR NEIGHBORS. IT'S  
19 OFTEN SAID THAT OUR BUDGETS REFLECT OUR VALUES. SO I'M GRATEFUL  
20 FOR YOUR LEADERSHIP IN DEMONSTRATING VALUES THAT ENSURE THAT  
21 OUR NEIGHBORS ARE HOUSED AND SAFE. SO, I THANK YOU AND  
22 RESPECTFULLY ASK YOU FOR YOUR AYE VOTE IN PLACING THIS BOND ON  
23 THE MEASURE. AND THANK YOU, AND LET'S GET TO WORK.

24

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





JUNE 26, 2024

1

2 **CLERK, KIMBERLY WARD:** THANK YOU. LANGSTON BARTOURAGE.

3

4 **SPEAKER:** I'M EVE LANGSTON BARTAU SAN FRANCISCO WOMEN'S HOUSING  
5 COALITION AND CHIEF POLICY OFFICER FOR SAN FRANCISCO SAFE  
6 HOUSING WE PLACE THIS BOND ON THE BALLOT MEASURE WOMEN'S  
7 HOUSING COALITION IN SAN FRANCISCO BACK IN MARCH WE ADVOCATED  
8 AND CAMPAIGNED FOR THE \$3 MILLION AFFORDABLE HOUSING BOND IN  
9 SAN FRANCISCO BECAUSE IT WOULD CREATE GENDER SPECIFIC SPACES  
10 RIGHT NOW THERE ARE OVER 41% OF HOMELESS POPULATION IN SAN  
11 FRANCISCO CONSISTENT FOR ALL BAY AREA, WHO IDENTIFY AS WOMEN.  
12 90%, OVER 90% OF COED SPACES ARE BEING UTILIZED BY MEN SIMPLY  
13 BECAUSE THEY'RE NOT SAFE ENOUGH FOR WOMEN. THIS BOND WILL HELP  
14 CREATE MORE SAFE SPACES WHY WE HOPE YOU VOTE FOR THIS IN THE  
15 COMING NOVEMBER ELECTION WE'LL BE HAPPY TO WORK WITH ALL OF  
16 THESE ORGANIZATIONS ONCE AGAIN TO MAKE SURE IT GETS ACROSS THE  
17 FINISH LINE.

18

19 **CLERK, KIMBERLY WARD:** WE'LL NOW MOVE TO OUR ZOOM SPACE. FIRST  
20 UP IS SHOLA, FOLLOWED BY JENNY MITCHELL. UNMUTE YOURSELF.

21

22 **SPEAKER:** THANK YOU. GOOD MORNING COMMISSIONERS MY NAME IS  
23 SHOLA, I'M CHIEF OPERATING OFFICER FOR EDEN HOUSING, WE ARE A  
24 55 YEARS OLD NON-PROFIT AFFORDABLE HOUSING ORGANIZATION  
25 PROVIDING SAFE AND CLEAN ACCESSIBLE HOUSING FOR MORE THAN





JUNE 26, 2024

1 25,000 FAMILIES, SENIORS, VETERANS ALL ACROSS THE STATE OF  
2 CALIFORNIA. WE'RE A PROUD MEMBER OF THE BAY AREA HOUSING FOR  
3 ALL COALITION. I'LL LEAVE IT TO THE PROFESSIONALS TO TALK  
4 ABOUT POLLS I WANT TO TALK ABOUT WHAT WE KNOW AND NEED. WE ARE  
5 1.2 MILLION UNITS SHORT FOR LOW-INCOME HOUSEHOLDS AND MORE  
6 THAN 78% OF LOW-INCOME CALIFORNIANS SPEND MORE THAN 50% OF  
7 THEIR INCOME ON HOUSING WE HAVE THE DISTINCTION OF HAVING THE  
8 HIGHEST NUMBER OF UNSHELTERED HOMELESS INDIVIDUALS IN THE  
9 COUNTRY WE KNOW SOME OF OUR MEMBERS OF OUR COMMUNITY  
10 ESPECIALLY PLAQUE BROWN AND NATIVE COMMUNITIES ARE  
11 DISPROPORTIONATELY IMPACTED BY THIS CRISIS WE HAVE MORE THAN  
12 400 UNITS IN OUR PIPELINE WE READY TO GO AND WANT TO EXPRESS  
13 SUPPORT FOR THE NOVEMBER 20TH MEASURE OUR REGIONAL HOUSING  
14 MEASURE AT E10 WE BELIEVE OUR NEIGHBORS CAN HAVE SAFE AND  
15 AFFORDABLE HOUSING. I WANT TO THANK YOU FOR YOUR PRACTICAL  
16 LEADERSHIP THANKS TO KATE AND HER ENTIRE TEAM. JUST WOW. AND  
17 LET'S GET THIS DONE. THANK YOU.

18  
19 **CLERK, KIMBERLY WARD:** THANK YOU. JENNY MICHELLE FOLLOWED BY  
20 JONATHON KARR.

21  
22 **SPEAKER:** DEAR DAIS HONORABLE STAFF, NEIGHBORS I'M JENNY  
23 MICHELLE PENINSULA NATIVE SOON TO BE FIFTH GRADER WITH HEARING  
24 IMPAIRMENT RELIANT ON SAN MATEO COUNTY PERSONAL COMMENTS I --  
25 CAN YOU HEAR ME?





JUNE 26, 2024

1

2 **CLERK, KIMBERLY WARD:** YES.

3

4 **SPEAKER:** I SUPPORT THE BALLOT MEASURE AND INCREASING MY TAXES  
5 THE HOUSING CRISIS CONTINUES TO ABOUND FOR THOSE WORKING AND  
6 LIVING ON THE BRINK DAILY, WARRANTS DEDICATION OF STATE  
7 EMERGENCY FOR I AM A CHRONICALLY HOMELESS TEACHER BURDEN OF  
8 LIVING WITHOUT WATER, TOILET ELECTRICITY AND SHELTER IS  
9 UNCONSCIONABLE AND UNFATHOMABLE. REPORTING FOR WORK DUTIES  
10 UNDER THESE CONDITIONS IS GHASTLY. YOU DON'T KNOW BEING MAD AS  
11 HELL UNTIL YOU HAVE LIVED WITH THESE BURDENS, HASHTAG JUST  
12 SAYING, WE NEED HUNDREDS OF THOUSANDS OF NEW HOMES ON THE  
13 PENINSULA TO EASE OUR UNDUE BURDEN. THIS BOND MEASURE WILL  
14 HELP ACHIEVE THAT CRITICAL MILESTONE. PLEASE VOTE YES FOR  
15 RENTING DISABLED FOLKS LIKE ME AND OUR SON, WE CAN DO THIS.  
16 LET'S SCALE UP OUR INVESTMENT AND HOUSING SUPPLY ESPECIALLY IN  
17 GOD'S BACKYARD. THANK YOU FOR YOUR COLLABORATIVE WORK.

18

19 **CLERK, KIMBERLY WARD:** THANK YOU. JONATHON, FOLLOWED BY ROMA  
20 DAWSON. JONATHON, GO AHEAD AND UNMUTE YOURSELF.

21

22 **SPEAKER:** MY NAME IS JONATHON, BOARD OF DIRECTORS OF CALIFORNIA  
23 FACULTY ASSOCIATION. WE ARE COUNTING ON COMMITMENTS OF BAHFA  
24 STAFF TO COLLABORATE WITH SENATOR CORTESE ON 735 PROJECT  
25 AGREEMENTS ARE PROACTIVE APPROACH TO PREVAILING WAGE





JUNE 26, 2024

1 ENFORCEMENT AND GIVE VOICE TO WORKERS OF UNION REPRESENTATION.  
2 MY WIFE AND I ARE PART OF SAN JOSE STATE FOR 30 YEARS FINALLY  
3 ABLE TO AFFORD A HOUSE WE HAVE SEEN PROPERTY TAX GO UP OVER  
4 THE YEARS WE'RE COMMITTED TO THIS BOND MEASURE ON THE BALLOT  
5 BECAUSE TAXES ARE WHAT MAKES A CIVILIZED SO THE TO LIVE IN.  
6 THANK YOU VERY MUCH.

7

8 **CLERK, KIMBERLY WARD:** THANK YOU. ROMA DAWSON FOLLOWED BY PAST  
9 ON BANES.

10

11 **SPEAKER:** I'M ROMA DAWSON WITH LEAGUE OF WOMEN VOTERS BAY AREA  
12 WE FOLLOWED THE DEVELOPMENT OF BAHFA BEGINNING WITH THE CASA  
13 WHITE PAPER AND ALWAYS RECOGNIZED IT A GAME CHANGER ON A  
14 REGIONAL SCALE. THANKS TO THE QUALITY OF DOCUMENTS ESPECIALLY  
15 THE BUSINESS PLAN AND EQUITY FRAMEWORK, WE WERE ABLE TO VOTE  
16 LAST MONDAY TO RECOMMEND A YES VOTE ON THE BALLOT MEASURE. WE  
17 ARE GRATEFUL THAT THE EXECUTIVE DIRECTOR PREMIER INITIATED  
18 WORK ON BEST PRACTICES FOR CITIZEN OVERSIGHT. THE PROGRESS  
19 MADE TO DATE BY DIRECTOR HARTLEY AND STEWARD COHEN WAS  
20 CRITICAL IN SECURING THE VOTE TO APPROVE THE MEASURE. THE  
21 LEAGUE WANTS TO STRESS THAT YOU MUST ADOPT A ROBUST  
22 INDEPENDENT CITIZEN'S OVERSIGHT PROCESS THAT FAR EXCEEDS LEGAL  
23 REQUIREMENTS FOR GO BONDS. WITHOUT IT, WE BELIEVE YOU WILL NOT  
24 ACHIEVE THE 55% THRESHOLD. WE HAVE MEMBERS THAT HAVE OBSERVED  
25 OR BEEN PART OF CITIZEN'S OVERSIGHT COMMITTEES THAT HAVE NOT





JUNE 26, 2024

1 WORKED WELL. WE ARE TRUSTING IN ALL OF YOU TO SET A NEW  
2 STANDARD FOR PUBLIC ENGAGEMENT AND TRANSPARENCY. AND I'LL  
3 QUICKLY ADD TWO TIPPING POINTS. NUMBER ONE WAS THE  
4 SUSTAINABILITY. NUMBER TWO, THE DOCUMENTATION OF THE PIPELINE.  
5 THANK YOU TO ENTERPRISE FOR DOING THAT FOR US. THANK YOU TO --  
6 SO MUCH, TO AWFUL YOU FOR YOUR HARD WORK AND DEDICATION. THE  
7 LEAGUE IS GRATEFUL TO ALL OF YOU. YOU'RE THE ONE DOING THE  
8 WORK. WE JUST GET TO REVIEW IT. THANK YOU, AND LOOK FORWARD TO  
9 THE NEXT.

10

11 **CLERK, KIMBERLY WARD:** THANK YOU. PASTOR BANES FOLLOWED BY  
12 CHRIS ROW BELL.

13

14 **SPEAKER:** YES. THANK YOU ALL FOR HAVING ME. I THINK PEN COSTAL  
15 PREACHERS SHOULD GET THOSE 90 MINUTES THOUGH BECAUSE WE CAN BE  
16 LONG WINDED. [LAUGHTER] BUT HAVING BEEN BORN HERE IN 1961, AND  
17 RAISED IN THE BAY AREA, LOOKING AT HOW THE BAY AREA HAS DRIVE  
18 AND ALSO HOW IT HAS MISSED ITS OPPORTUNITIES. WITHOUT  
19 REPEATING WHAT EVERYBODY ELSE SAID, MY WIFE AND I FOUNDED WE  
20 HOPE, WHICH SERVES 6,000 PEOPLE ANNUALLY IN FIVE COUNTIES IN  
21 22 CITIES. WE STARTED THIS FIVE YEARS AGO. WE RUN SHELTERS  
22 THROUGHOUT THE BAY AREA. HOMELESS SHELTERS AND PROVIDE MOBILE  
23 HYGIENE. WE SEE, FIRSTHAND, OVER THE LAST 25 YEARS HOW THE  
24 IMPORTANCE OF HOUSING AFFECTS PEOPLE'S LIVES. OUR GOAL IS TO  
25 DISRUPT GENERATIONAL POVERTY AND TO ME YOU DO THAT THROUGH





JUNE 26, 2024

1 EDUCATION AND YOU DO THAT THROUGH HOMEOWNERSHIP. I IMPORE YOU  
2 THAT YOU CONSIDER AND PUSH THIS TO BE ON THE BALLOT, AS WE  
3 WILL RALLY THE FAITH BASED COMMUNITY IN ALL THE COUNTIES IN  
4 WHICH WE HAVE NET WORTH AND STRONG RELATIONSHIPS WITH TO HELP  
5 GET THIS ACROSS THE FINISH LINE. THANK YOU FOR THE GREAT WORK  
6 THAT YOU HAVE ALREADY DONE, AND HOPEFULLY THE GREAT WORK THAT  
7 WE ALL COLLECTIVELY CAN DO TO FURTHER MAKE AN IMPACT FOR THE  
8 LESS FORTUNATE. BLESSINGS.

9

10 **CLERK, KIMBERLY WARD:** THANK YOU. CHRIS ROBEL FOLLOWED BY  
11 IPHONE.

12

13 **SPEAKER:** GOOD MORNING. THE BAHFA BOND IS A MASSIVE \$48 BILLION  
14 PROPERTY TAX INCREASE THAT IRONICALLY IS GOING TO MAKE HOUSING  
15 MORE EXPENSIVE FOR THE 9 MILLION RESIDENTS LIVING IN THE BAY  
16 AREA, ALREADY STRUGGLING WITH GENERAL INFLATION BUT THIS  
17 EXERCISE IN HYPERINFLATION UPON RESIDENTS WITH YOU KNOW ENDING  
18 TAXES, SCHOOL BONDS PARCEL TAXES PROPERTY TRANSFER TAXES  
19 DOUBLE DIGIT UTILITY RATE INCREASES, LAST THING WE NEED IS FOR  
20 OUR GRANDCHILDREN TO PAY FOR THIS DEBT. SAN MATEO COUNTY  
21 CONTROLLER SHOWS PROPERTY TAXES HAVE INCREASED 84% OVER THE  
22 PAST DECADE, ASTOUNDING, EXCEEDING PEOPLE'S INCOMES. BY MAKING  
23 HOUSING LESS EXPENSIVE IMPOSING HIGHER TAXES ON HOUSING IS NOT  
24 GOING TO WORK. PEOPLE ARE FLEEING CALIFORNIA. \$25 BILLION OF  
25 TAXPAYER MONEY HAS BEEN SPENT IN FIVE YEARS AND YET





JUNE 26, 2024

1 HOMELESSNESS IN CALIFORNIA IS UP FROM 151,000 TO 181,007 WITH  
2 PROP ONE. VOTERS PROPER WAY TO ADDRESS THIS PROBLEM IS SIMPLY  
3 THROW LARGER AND LARGER PILES OF TAXPAYER'S HARD EARNED MONEY  
4 AT THE PROBLEM? VOTE NO. THANK YOU.

5

6 **CLERK, KIMBERLY WARD:** THANK YOU. IPHONE I CANNOT IDENTIFY YOU  
7 FURTHER, AS THERE IS NOTHING MORE. PLEASE UNMUTE YOURSELF.

8

9 **SPEAKER:** ERICA VALENTINE WITH LOCAL 393 ON THE POLITICAL  
10 COMMUNICATIONS INSTRUCTOR REPRESENT 3100 MEMBERS IN SANTA  
11 CLARA COUNTY IN BENITO COUNTY ASK YOU SUPPORT. HOUSING FOR  
12 FAMILIES TO BE ABLE TO LIVE AND WORK WHERE THEY HAVE GROWN UP.  
13 MANY RESIDENTS ARE PUSHED OUT MIDDLE CLASS CONTINUED TO BE  
14 PUSHED OUT THIS WILL CREATE LIVABLE WAGES, JOBS, AND  
15 OPPORTUNITY FOR THOSE SKILLED AND TRAINED TO BE ABLE TO WORK  
16 AND BUILD THESE HOUSES. THANK YOU FOR YOUR TIME.

17

18 **CLERK, KIMBERLY WARD:** THANK YOU. LEAH GOLDBERG FOLLOWED BY  
19 LISA SHAFER. UNMUTE YOURSELF.

20

21 **SPEAKER:** GOOD MORNING. THANK YOU TO STAFF AND THE BOARD FOR  
22 GETTING THIS PROPOSAL TO WHERE IT IS TODAY. MY NAME IS LEO  
23 GOLDBERG. I AM CODIRECTOR FOR POLICY AND CAPACITY BUILDING  
24 WITH THE CALIFORNIA COMMUNITY LAND TRUST NETWORK REPRESENTING  
25 40 NON-PROFIT MEMBERS WHO DEVELOP AND STEWARD COMMODIFIED





JUNE 26, 2024

1 PERMANENTLY AFFORDABLE HOUSING ACROSS THE STATE, ALLOWING TO  
2 HOUSING REMAINS AFFORDABLE FOR GENERATIONS OF OCCUPANTS. IN  
3 THE BAY AREA WE HAVE 17 IN COMMUNITY LAND TRUST, PROVIDING  
4 HOMEOWNERSHIP OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS. WE  
5 CAN'T WAIT ON THE FEDERAL OR STATE GOVERNMENTS TO PROVIDE  
6 LEVEL OF RESOURCES WE NEED TO TAKE THOSE CRISIS WE SUPPORT A  
7 VOTE FOR THE BOND MEASURE WHICH WILL CREATE A POWERFUL  
8 RESOURCE FOR ADDRESSING OUR HOUSING CHALLENGES. THANKS SO MUCH  
9 FOR THE TIME.

10

11 **CLERK, KIMBERLY WARD:** THANK YOU. ELSA SCHAFFER FOLLOWED BY  
12 PUBLIC ADVOCATES.

13

14 **SPEAKER:** THANK YOU. I'M ELSA SCHAFFER, HEN LOW PARK.  
15 REPRESENTING SANTA CLARA COUNTY DEMOCRACY FOR AMERICA HEALTH  
16 CARE TASK FORCE. WE URGE TO YOU PUT THIS BOND MEASURE ON THE  
17 BALLOT THIS NOVEMBER. I'M GRATEFUL FOR THIS GROUP TO LEAD THAT  
18 OF THE. ONLY GOVERNMENT CAN REALLY DRIVE THE SIGNIFICANT  
19 AMOUNT OF CHANGE THAT WE ALL NEED TO MAKE THE NEEDED  
20 DIFFERENCE IN THIS MOST CRUCIAL EFFORT IN ORDER TO HAVE A  
21 HEALTHY COMMUNITY. CITIES HAVE TRIED, 38 HOUSES HERE, 58  
22 THERE, AND IT'S A VERY WEAK -- [INDISCERNIBLE] THAT GETTING  
23 NOWHERE FAST ONLY GOVERNMENT CAN DRIVE THIS AND IT WILL MAKE  
24 EVERYONE SO MUCH MORE ABLE TO IN THEIR OWN TERRITORY TO  
25 ACTUALLY BE ABLE TO BUILD THE HOUSING. AND PENNY MENTION SB





JUNE 26, 2024

1 FOUR AS WELL, NOW WE CAN GET THE MONEY TO HAVE THAT CHURCH  
2 LAND SO WELL IT CANNOT BE HEALTHY IF YOU DON'T HAVE HOUSING. I  
3 WILL WORK HARD TO CANVAS AND TO PHONE BANK TO MAKE SURE THIS  
4 DOES GET PASSED. AND I HAVE A LONG HISTORY OF DOING THAT IN  
5 OTHER SITUATIONS. WE NEED EVERYONE IN THIS ROOM AND ON THIS  
6 CALL TO BE WILLING TO DO THAT TOO. THANK YOU SO MUCH.

7

8 **CLERK, KIMBERLY WARD:** THANK YOU. PUBLIC ADVOCATES FOLLOWED BY  
9 ANDREA MORGAN.

10

11 **SPEAKER:** HI. MY NAME IS EMILY. I AM REPRESENTING PUBLIC  
12 ADVOCATES. AND I JUST WANTED TO CALL IN AND SUPPORT THE  
13 REGIONAL BOND. PUBLIC ADVOCATES IS A STRONG SUPPORTER OF  
14 AFFORDABLE HOUSING IN THE THREE P'S APPROACH, PRODUCTION OF  
15 AFFORDABLE HOUSING, PRESERVATION OF AFFORDABLE HOUSING, AND  
16 TENANT PROTECTION. AND, SO, THIS \$20 BILLION IS DISPARATELY  
17 NEEDED TO HELP FILL THE GAP OF AFFORDABLE HOUSING THAT IS  
18 CAUSING SO MANY OF OUR NEIGHBORS TO BECOME HOMELESS. BUT I  
19 ALSO WOULD HOPE THAT MTC CONTINUE TO STRONGLY ADVOCATE FOR THE  
20 OTHER TWO PS, PRESERVATION AND PROTECTION. BECAUSE WE KNOW  
21 THAT OUR PROBLEMS CANNOT BE SOLVED BY PRODUCTION ALONE. BUT IN  
22 THE MEANTIME THIS BOND IS SOMETHING THAT PUBLIC ADVOCATES IS  
23 FULLY IN SUPPORT OF AND WE'RE SO GLAD TO SEE THAT IT WILL GET  
24 ON THE BALLOT AND ENCOURAGE YOU TO VOTE AYE. THANK YOU VERY  
25 MUCH. HAVE A WONDERFUL DAY.





JUNE 26, 2024

1

2 **CLERK, KIMBERLY WARD:** THANK YOU. ANDREA MORGAN FOLLOWED BY  
3 NAPA, SOLANO CENTRAL LABOR COUNCIL. ANDREA MORGAN, PLEASE  
4 UNMUTE YOURSELF. ANDREA MORGAN, WE'RE GOING TO GO ON TO THE  
5 NEXT CALLER. NO CONTEST, SIR CENTRAL LABOR COUNCIL PLEASE  
6 UNMUTE YOURSELF.

7

8 **SPEAKER:** GOOD MORNING. THIS IS GLEN LOVELL TRULY LABOR COUNCIL  
9 CALLING IN SOLIDARITY BUILDING TRADES LABOR COMMUNITY ALLIES  
10 IN THE BAY AREA STANDING IN SOLIDARITY ENCOURAGING SUPPORT OF  
11 THE AFFORDABLE HOUSING BOND MEASURE AS WELL AS CONTINUATION OF  
12 STAFF COMMITMENT IN BAHFA TO CLARIFY RATE WITH STATE  
13 LEGISLATION SB735 LABOR STANDARDS ON THE BALLOT MEASURE. VERY  
14 NO, YOUR HONORING CROSSROADS HERE WE'RE LOOKING AT HISTORIC  
15 RESPONSE TO MASSIVE ISSUE OF HOUSING AND HOUSING AFFORDABILITY  
16 COMBINED WITH CREATING STRONGEST POSSIBLE LABOR STANDARDS  
17 ALONG THE WAY. WE CAN BE ON THE CUTTING EDGE HERE AND OPEN A  
18 NEW CHAPTER IN HISTORY OF AFFORDABLE HOUSING WITH GOOD  
19 WORKERS, HOUSING ADVOCATES AND IN OUR BROADER COMMUNITIES  
20 ALIKE. THANK YOU VERY MUCH AND PLEASE PROCEED AS WE RECOMMEND.  
21 THANK YOU FOR YOUR WORK ON THIS.

22

23 **CLERK, KIMBERLY WARD:** THANK YOU. TAD FOLLOWED BY JOE SUMMERS.

24

25 **SPEAKER:** THANK YOU VERY MUCH. CAN YOU HEAR ME.





JUNE 26, 2024

1

2 **CLERK, KIMBERLY WARD:** YES.

3

4 **SPEAKER:** I'M THE EXECUTIVE DIRECTOR OF COMMON SENSE. BIG  
5 GOVERNMENT SOLVES NOTHING. CREATING BIG GOVERNMENT AND YOU'RE  
6 INEPT AND YOU CANNOT ACCOMPLISH ANYTHING YOU HAVE HAD TUNE TO  
7 INCREASE GROWTH BUT YOU HAVE RESTRICTED IF LOCAL GOVERNMENTS  
8 CITY AND CAN'T GOVERNMENTS YOU HAVE HAD SUCH BUILDING  
9 RESTRICTIONS THAT NOW YOU HAVE CAUGHT YOURSELF IN A RINGER.  
10 YOU HAVE ACCEPTED MONEY FROM THE FEDERAL GOVERNMENT AND ARE  
11 ATTEMPTING TO FABRICATE THE REASON FOR THIS TAXATION THAT YOU  
12 MAKE IT SEEM ALL SIMPLE BY SAYING IT'S A BOND BUT IT'S  
13 ABSOLUTELY A TAX AND THE NUMBER I GUESS IS 48 BILLION OVER 54  
14 YEARS. IT'S RIDICULOUS. YOU HAVE HAD YOUR OPPORTUNITY AND  
15 FAILED. NOW YOU'RE GONNA TAKE IT OUT ON US AGAIN BY ADDING TO  
16 MY TAXES. IT IS ABSURD. ALL YOU PEOPLE HERE HAVING A GROUP HUG  
17 TALKING ABOUT HOW YOU'RE GOING TO HELP PEOPLE. GOVERNMENT HAS  
18 BUILT NOTHING, NOTHING AFFORDABLE. THE 600K UNITS THEY'RE  
19 BUILDING PER UNIT IN LA IS GOVERNMENT INEFFICIENCY YOU'RE  
20 GOING TO CONTINUE THAT ON TOP OF THE FACT OF VOTER FRAUD ALL  
21 THE MAIL IN VOTING YOU'RE GOING TO HAVE. SCHAFF SHAFTED  
22 OAKLAND NOW SHE'S GOING TO SHAFT NINE COUNTIES. THIS IS  
23 ABSURD. PEOPLE NEED TO STOP, REPUBLICS NEED TO STOP AND VOTE  
24 NO AGAINST THIS. THIS IS ABSURDITY.

25





JUNE 26, 2024

1 **CHAIR, ALFREDO PEDROZA:** YOUR TIME IS UP. THANK YOU.

2

3 **CLERK, KIMBERLY WARD:** THANK YOU. JOE SUMMERS FOLLOWED BY  
4 ROBERT'S iPhone.

5

6 **SPEAKER:** HELLO COMMISSIONERS, JOE SUMMERS CAMPAIGN DIRECTOR  
7 WITH THE CONTRA COSTA LABOR COUNCIL. I'M EXCITED ABOUT THIS  
8 OPPORTUNITY TO BOTH BUILD AFFORDABLE HOUSING AND CREATE GOOD  
9 CAREERS IN THE CONSTRUCTION INDUSTRY. EVEN THOUGH WE RECOGNIZE  
10 THAT THERE ARE ISSUES STILL TO SORT OUT I'M ENCOURAGING YOU  
11 ALL TO VOTE YES TO MOVE THIS BOND MEASURE FORWARD. WE TRUST  
12 THAT THE COMMITMENT MADE BY BAHFA STAFF TO WORK WITH SENATOR  
13 CORTESE ON SB735 WILL RESULT IN A MEASURE THAT WILL BUILD  
14 HOMES WITH FAMILIES SUSTAINING CAREERS FOR WORKERS, A PROJECT  
15 LABOR AGREEMENT, COMMON SENSE POLICY FOR PREVAILING WAGE  
16 ENFORCEMENT AND PATHWAY TO THE MIDDLE CLASS AND WE HOPE THAT  
17 THIS MOVES FORWARD. SO, MORE HOMES MADE WITH GOOD JOBS WILL  
18 LIFTS ALL. THANK YOU.

19

20 **CHAIR, ALFREDO PEDROZA:** THANK YOU UPON ROBERT'S IPHONE  
21 FOLLOWED BY DOUG FOWLER.

22

23 **SPEAKER:** GOOD MORNING MEMBERS OF THE COMMITTEE BOB ALAN URBAN  
24 HABITAT MEMBER OF COALITION WE SUPPORT THIS BOND AS PART OF  
25 COMPREHENSIVE EFFORT AROUND PROTECTING TENANTS AND RENTERS,





JUNE 26, 2024

1 AGAINST DISPLACEMENT AND PRESERVING AFFORDABLE HOUSING THIS  
2 BOND REPRESENTS AN IMPORTANT STEP IN PUBLIC INVESTMENT THAT  
3 BUILT EVERY COMMUNITY IN THE BAY AREA. I'M NOT SURE WHERE THE  
4 PREVIOUS SPEAKER, WHAT ROADS THEY DRIVE ON THAT WERE BUILT BY  
5 PUBLIC INVESTMENT WE HAVE INTELLIGENT TOO MANY ROADS, OR TOOK  
6 PUBLIC TRANSIT THAT WAS BUILT BY PUBLIC INVESTMENT, OR LIVES  
7 IN A HOME WITH PRIVATE MORTGAGE TO GET SUBSIDIZED BY ALL  
8 TAXPAYERS, INCLUDING RENTERS. YOU LIVE IN A CITY THAT WAS  
9 BUILT IN PUBLIC INFRASTRUCTURE WAS PAID FOR BY TAXES, OR A  
10 SUBURBAN COMMUNITY THAT LITERALLY EXISTS A RESULT OF MASSIVE  
11 PUBLIC SUBSIDIES IN HIGHWAYS AND ROADS AND GOVERNMENT SUBSIDIES  
12 MORTGAGES IN PUBLIC INFRASTRUCTURE. THAT'S WHAT WE CALL THE  
13 COST OF HAVING SOCIETY. THIS IS AN IMPORTANT STEP IN LARGER  
14 PUBLIC INVESTMENT TO CORRECT OVERRELIANCE ON PRIVATE  
15 PROVISIONS OF HOUSING AND I HOPE THIS IS AN IMPORTANT STEP  
16 REBALANCING OUR APPROACH IN ADDRESSING HOUSING STRATEGIES THAT  
17 WE NEED TO ADDRESS HOUSING CRISIS IN THE BAY AREA I HOPE YOU  
18 WILL VOTE IN SUPPORT OF THE BOND GETTING ON THE BALLOT IN AN  
19 IMPORTANT FIRST STEP IN ADDRESSING THE HOUSING CRISIS. THANK  
20 YOU.

21

22 **CLERK, KIMBERLY WARD:** DOUG FOWLER FOLLOWED BY NORTH MARIN  
23 COMMUNITY SERVICES.

24





JUNE 26, 2024

1 **SPEAKER:** HELLO MY NAME IS DOUG FOWLER DIRECTOR OF REAL ESTATE  
2 WITH HABITAT FOR HUMANITY GREATER SAN FRANCISCO. OUR  
3 ORGANIZATION SERVES OVER 31 CITIES IN SAN MATEO, SAN FRANCISCO  
4 AND MARIN COUNTIES AND WE SUPPORT THE PASSAGE OF THIS MEASURE.  
5 HABITAT HAS A LONG HISTORY OF BUILDING HOMES FOR LOW-INCOME  
6 FIRST TIME HOME BUYERS ACROSS THE REGION, TATE, AND GLOBE. WE  
7 ARE PROUD TO BE ONE OF THE MOST TRUSTED AFFORDABLE HOUSING  
8 DEVELOPERS IN THE REGION. HABITAT AFFILIATES SERVING ALL NINE  
9 COUNTY BAY AREAS EACH WITH SUPPORT OF THOUSANDS OF LOCAL  
10 STAKEHOLDERS WE HAVE HEALTHY REAL ESTATE DEVELOPMENT PIPELINES  
11 AND OVERWHELMING INTEREST IN LOCAL COMMUNITIES FOR THE  
12 AFFORDABLE HOMES WE BUILD AND PRESERVE. EAGER AND READY TO  
13 BUILD MORE HOMES AND WORK ALONGSIDE BAY AREA CITIES AND  
14 CANYONS TO MEET THEIR HOUSING TARGETS. AS SUCH WE'RE IN STRONG  
15 SUPPORT OF THIS MEASURE AND STAND READY TO SUPPORT ITS PASSAGE  
16 ON THE NOVEMBER BALLOT. THANK YOU.

17

18 **CLERK, KIMBERLY WARD:** THANK YOU. NORTH MARIN COMMUNITY  
19 SERVICES FOLLOWED BY RICH HEDGES.

20

21 **SPEAKER:** HI. I AM SHERYL HADDOCK, CEO OF NORTH MARIN COMMUNITY  
22 SERVICES I'M HERE TODAY TO ASK YOU TO VOTE YES. WE'RE A 52  
23 YEAR NON-PROFIT AND WE PROVIDE BASIC NEEDS SERVICES TO OVER  
24 8,000 UNDERRESOURCED PEOPLE, MAJORITY IN NOVATO AND NORTH  
25 MARIN. THESE PEOPLE ARE EXTREMELY COST BURDENED WITH HOUSING





JUNE 26, 2024

1 COST. WE'RE ALSO A MEMBER OF MOC, BAHFA, HOUSING FOR ALL MARIN,  
2 AND PART OF THE MARIN LEAGUE OF WOMEN VOTERS. I'LL GET RIGHT  
3 TO THE POINT. WE'RE COMMITTED TO FINDING OPPORTUNITIES FOR ALL  
4 WHICH IS WHY I REMAIN CEO OF THIS AMAZING NON-PROFIT FOR OVER  
5 15 YEARS. WE MUST DO BETTER AND WORK IN SOLIDARITY, OUR  
6 EDUCATORS, FIRST RESPONDERS AND LOCAL FAMILIES WORKFORCE  
7 DESERVE ACCESS TO AFFORDABLE HOUSING AND STABLE HOUSING AMONG  
8 OUR COLLEAGUES I SPEAK IN SUPPORT OF PLACING BAHFA ON THE  
9 NOVEMBER BALLOT PROVIDING SIGNIFICANT INVESTMENTS TO ADDRESS  
10 OUR HOUSING CRISIS. HOUSING IS A HUMAN RIGHT. WE MUST BRING  
11 THIS BOND MEASURE TO OUR VOTERS TO EMPOWER THEM TO MAKE THE  
12 FINAL DECISION. I'M A NOVATO RESIDENT, A MOTHER, CHRISTIAN,  
13 IMMIGRANT AND NEW U.S. CITIZEN. I WOULD LIKE TO EXERCISE MY  
14 RIGHT TO VOTE ON THIS MEASURE ALONG WITH OTHER BAY AREA  
15 VOTERS. I LIKE THE COMMENT EARLIER ABOUT ALL HANDS ON DECK. WE  
16 CAN DO BETTER AND WE'RE STRONGER TOGETHER WHEN PUBLIC AND  
17 PRIVATE SECTORS ALIGN THE RESOURCES. WE'RE A PRIVATE NON-  
18 PROFIT AND WE MAKE A COMMITMENT TO PROVIDING HOUSING CASE  
19 MANAGEMENT SERVICES FOR YEARS TO COME. THANK YOU.

20

21 **CLERK, KIMBERLY WARD:** THANK YOU. RICH HEDGES FOLLOWED BY BARRY  
22 SMITH.

23

24 **SPEAKER:** HI. THANK YOU VERY MUCH, MARTHA. I KNOW THIS IS GOING  
25 TO PASS TODAY. I HAVE CONFIDENCE THAT IT WILL. BUT QUITE





JUNE 26, 2024

1 FRANKLY, WE NEED TO MAKE SURE THAT THE PROPER LABOR CONDITIONS  
2 ARE IN THIS. WE NEED A PLA, AND I KNOW WE'RE WORKING TOWARD  
3 THAT BUT IT NEEDS TO HAPPEN. THE BUILDING TRADES HAS THE  
4 LARGEST PRIVATE SECTOR SCHOOL IN THE COUNTY THAT COSTS THE  
5 PUBLIC NOTHING. RAISED ME OUT OF POVERTY WHEN I WAS A YOUNG  
6 MAN, AND I WANT TO PASS THAT ALONG TO OTHER PEOPLE IN THE BAY  
7 AREA. THE BUILDING TRADES IS A GOOD JOB THAT CAN AFFORD COST  
8 OF HOUSING SO LET'S GET THIS DONE LET'S MAKE SURE THAT OUR  
9 YOUNG PEOPLE IN CONSTRUCTION HAS A GOOD PROGRAM FOR THEM TO  
10 GET LIFE-LONG LEARNING PROGRAM THAT'S MIDDLE CLASS FAMILY  
11 INCOME. THANK YOU.

12  
13 **CLERK, KIMBERLY WARD:** THANK YOU. BARRY SMITH FOLLOWED BY KAY  
14 HEDGES. BARRY SMITH, PLEASE UNMUTE YOURSELF. OR WE'LL GO AHEAD  
15 AND MOVE TO THE NEXT CALLER. NEXT CALLER IS KAY HEDGES. PLEASE  
16 UNMUTE YOURSELF.

17  
18 **SPEAKER:** GOOD MORNING. I'M CATHERINE HEDGES A SAN JOSE  
19 RESIDENT AND MEMBER OF CATALYZE SB. I'M A SUPPORTER OF BAHFA  
20 ON THE NOVEMBER BALLOT BECAUSE I WANT TO LIVE IF A BAY AREA  
21 WHERE EVERYONE HAS A SAFE AND AFFORDABLE PLACE TO LIVE. I  
22 MYSELF HAVE LIVED IN LIHTC AFFORDABLE HOUSING AND I WOULD LIVE  
23 IN MY CAR IF I DIDN'T HAVE THIS BECAUSE THERE IS NO PLACE I  
24 CAN AFFORD IN THE ENTIRE COUNTRY ON SOCIAL SECURITY. THAT IS  
25 THE FACT WHY SENIORS ARE AN EXAMPLE OF THE LAW ENFORCEMENT





JUNE 26, 2024

1 GROWING SEGMENT OF OUR UNHOUSED POPULATION. BAHFA EXTREMELY  
2 LOW-INCOME LEVELS HELP THOSE INCOMES WHO DON'T RISE TO THE  
3 MEDIAN INCOME SANTA CLARA MEASURE SAN JOSE MEASURE FUNDING ARE  
4 BREAKING GROUND BEING COMPLETED EVERY MONTH HERE IN SANTA  
5 CLARA COUNTY. WITHOUT THIS FUNDING MANY, MANY MORE -- YOU  
6 KNOW, THOUSANDS MORE PEOPLE COULD BE UNHOUSED IN THE AREA. BUT  
7 IT'S NOT ENOUGH, AND WE NEED TO HAVE MORE HOUSING WHERE RENTS  
8 ARE NOT PART OF THE REAL ESTATE INVESTMENT TRUST WHERE HOUSING  
9 IS A COMMODITY. WE NEED THE HOUSING COMMUNITY LAND TRUST OR  
10 COMMUNITY AT-LARGE PLEASE PUT THE BAHFA ON THE BALLOT. THANK  
11 YOU VERY MUCH.

12

13 **CLERK, KIMBERLY WARD:** BARRY SMITH FOLLOWED BY RICHARD GALLOW.

14

15 **SPEAKER:** CAN YOU HEAR ME NOW?

16

17 **CLERK, KIMBERLY WARD:** YES.

18

19 **SPEAKER:** MY NAME IS BARRY SMITH. BY WAY OF BACKGROUND, I COME  
20 FROM A CAREER IN TECH WHICH HAS REALLY TRANSFORMED THE BAY  
21 AREA AND CREATED A LOT OF THESE HOUSING CHALLENGES. I HAVE  
22 NOTICED THREE THINGS. I'M GOING TO CITE MY EXPERIENCE AT INTEL  
23 WHERE I WAS PART OF THE TEAM THAT INTRODUCED THE MICRO  
24 PROCESSOR AND THEN LATER AT APPLE WHERE I WAS PART OF THE TEAM  
25 THAT DEVELOPED THE MACINTOSH. THERE ARE THREE THINGS THAT I





JUNE 26, 2024

1 HAVE OBSERVED FROM TECH COMPANIES IN TERMS OF PRODUCTS THAT  
2 WIN, SUCCEED, AND THOSE THAT FAIL. THOSE THAT WIN HAVE THESE  
3 CHARACTERISTICS. ONE, IT'S A GREAT PRODUCT IDEA; TWO, THE  
4 LEADERSHIP TEAM IS SUPERB; AND, THREE, THERE IS AN INCREDIBLE  
5 FOCUS. SO, AS I LOOK AT THIS PROPOSAL, I THINK IT'S A GREAT  
6 PRODUCT IDEA. WHEN I LOOK AT THE LEADERSHIP TEAM, I HAVE TO  
7 SAY I HAVE VERY LITTLE CONFIDENCE IN MTC. THEY HAVE  
8 UNDERPERFORMED FOR DECADES, AND I DON'T TRUST THEIR ABILITY TO  
9 EXECUTE. AND THEN, THIRD, WITH FOCUS, THIS IS COMBINING  
10 AFFORDABLE HOUSING WITH LABOR STANDARDS. LABOR STANDARDS DON'T  
11 NEED TO BE THERE. SO, WHAT I WOULD RECOMMEND IS HAVE AN  
12 INDEPENDENT AUDIT OF BAHFA, SO WE KNOW THAT IT'S BEING MANAGED  
13 --

14

15 **CHAIR, ALFREDO PEDROZA:** THANK YOU. YOUR TIME. THANK YOU.

16

17 **CLERK, KIMBERLY WARD:** RICHARD GALLOW FOLLOWED BY COLIMA.

18

19 **SPEAKER:** GOOD MORNING, EVERYONE. THIS IS RICHARD GALLOW. I AM  
20 A VOLUNTEER WITH RESIDENT UNITED NETWORK KNOWN AS RUN, WHERE  
21 WE'RE A STATEWIDE HOUSING ADVOCACY ORGANIZATION OF INDIVIDUAL  
22 LIVING IN A PORTABLE HOUSING SUPPORTIVE AFFORDABLE HOUSING  
23 COMMUNITIES THROUGHOUT THE STATE I'M A VOLUNTEER WITH HOUSING  
24 NOW WHICH IS AN ADVOCACY ORGANIZATION IN SUPPORT OF AFFORDABLE  
25 HOUSING IN OUR COMMUNITY. I TRULY BELIEVE THIS CAN BE DONE





JUNE 26, 2024

1 ONLY IF IT'S DONE RIGHT. WE NEED TO INCLUDE UNFORTUNATELY  
2 DESIGN FEATURES IN ALL NEW POLICIES, INCLUDING AFFORDABLE  
3 HOUSING THROUGH INCREASED ACCESSIBLE FOR SENIORS AND PEOPLE  
4 WITH DISABILITIES, BESIDES THE CURRENT STANDARDS WHICH  
5 REGULATE THE MINIMUM AMOUNT REQUIRED. PEOPLE WITH DISABILITIES  
6 NEED HOUSING. WE HAVE A LARGE PROPORTION OF UNHOUSED  
7 COMMUNITIES THAT NEED ACCESSIBLE HOUSING. WE HAVE INDIVIDUALS  
8 WITH DISABILITIES THAT WANT TO LIVE IN INDEPENDENT HOUSING, SO  
9 THAT HE OR SHE CAN LIVE IN THEIR OWN COMMUNITIES, NEAR THEIR  
10 FAMILIES, FRIENDS, AND GO TO SCHOOL, WORK, AND VOLUNTEER DAY  
11 PROGRAMS WHERE THEY GO TO. THIS FUNDING MUST BE USED PRO  
12 LABOR. WE NEED THEM TO BUILD OUR HOUSING. THEY NEED --

13

14 **CLERK, KIMBERLY WARD:** THANK YOU. THAT IS YOUR TIME. THANK YOU.  
15 CALIMA SALAHUDDIN FOLLOWED BY DELMA HERNANDEZ.

16

17 **SPEAKER:** HELLO. MY NAME IS CALIMA SALAHUDDIN CHAIR OF HOUSING  
18 LEADERSHIP COUNCIL, MOTHER OF THREE ADULTS. HERE TO SAY  
19 HOUSING SHOULD NOT BE A PRIVILEGE. I HAVE BEEN HOMELESS FOR A  
20 YEAR BECAUSE I HAD TO CHOOSE BETWEEN SERVICES FOR MY SON AND  
21 RENT. 16 YEARS LATER I'M FINDING AFFORDABLE HOUSING STABILITY  
22 FOR YOUR 27-YEAR-OLD SON WHO HAD TO WAIT FIVE YEARS TO FIND  
23 AFFORDABLE HOUSING THAT HE COULD PAY FOR ON HIS SSI, AND THAT  
24 WAS CONSIDERED LUCKY. SO NOW I KNOW THAT IF ANYTHING HAPPENS  
25 TO ME, AND NOT HAVING THE BURDEN IF ANYTHING HAPPENS IT ME IF





JUNE 26, 2024

1 I SHOULD DIE WOULD MY SON BE OKAY AND I DON'T WANT ANY OTHER  
2 PARENT TO HAVE THAT REALITY. BECAUSE 26-YEAR-OLD TWINS WHO  
3 STILL LIVE WITH ME AND I'M READY TO BE AN EMPTY NESTER, Y'ALL,  
4 BUT WHERE CAN THEY GO? WE MOVE TO THE DREAM OF BUYING A HOME  
5 JUST TO BE ABLE TO HAVE A ROOF AND I DON'T WANT TO MOVE THE  
6 NEEDLE ANYWHERE. SO, I THANK YOU FOR ALL THE WORK ON THIS. I'M  
7 READY TO MOVE FORWARD, AND I HAVE TWO, LIKE I TALKED ABOUT,  
8 THOSE 26 YEAR-OLD TWINS THEY'RE READY TO BE PHONE BANKED.  
9 [LAUGHTER] THANK YOU SO MUCH.

10

11 **CLERK, KIMBERLY WARD:** THANK YOU. DELMA HERNANDEZ, THEN KEITH  
12 BROWN.

13

14 **SPEAKER:** THANK YOU VERY MUCH MY NAME IS DELMA. I WANT TO THANK  
15 YOU SO MUCH FOR ALL THE WORK AND COMMITMENT I AM AN ORGANIZER  
16 WITH COMMUNITY LAND TRUST BASED IN SAN JOSE, THE FIVE-YEAR  
17 ORGANIZATION CREATES AND EXPANDS COMMUNITY CONTROL OF THE LAND  
18 IN ORDER TO PROVIDE AFFORDABLE HOUSING TO COMMUNITY RESIDENTS  
19 WE COVERED FIRST PROPERTY EARLY IN YEAR, BUILT IN 1929 IT HAS  
20 DIFFERENT MAINTENANCE IT'S FOURPLEX LOCATED IN DOWNTOWN SAN  
21 JOSE. CURRENTLY HOME FOR RESIDENTS VETERANS, ONCE WE ACQUIRED  
22 THE BUILDING WE GOT TO WORK ON REHABILITATION AND THE  
23 NEIGHBORHOOD IS EXPERIENCING RAPID -- THIS AREA IS  
24 EXPERIENCING RAPID REGENTRIFICATION, THIS IS AN EXAMPLE  
25 PRESERVATION WORKS. I WANT TO HIGHLIGHT IT WAS NOT EASY TO





JUNE 26, 2024

1 ACQUIRE WEED STREET BECAUSE OF LACK OF FUNDING SOURCES IT TOOK  
2 US TWO YEARS TO ACQUIRE IN THAT TIME SPAN FOR POTENTIAL  
3 DEVELOPERS AND LENDERS WE HAD TO ORGANIZE GRASSROOTS CAMPAIGN  
4 TO RAISE MORE THAN FIVE HELPED THOUSAND DOLLARS SO THE BAY  
5 AREA AFFORDABLE HOUSING BOND WILL BE KEY TO PRESERVE MORE  
6 BUILDINGS LIKE REID STREET. THANK YOU SO MUCH.

7

8 **CLERK, KIMBERLY WARD:** NEXT SPEAKER IS KEITH BROWN FOLLOWED BY  
9 VICKI SHOULD YOU.

10

11 **SPEAKER:** GOOD MORNING COMMISSIONERS AND STAFF I'M KEITH BROWN  
12 FROM ALAMEDA LABOR COUNCIL WE'RE DEDICATED TO THESE JOINT  
13 EFFORTS TO EXPAND AFFORDABLE HOUSING AND CREATE HIGH QUALITY  
14 JOBS I URGE TO YOU VOTE IN FAVOR TODAY AND ALSO CALLING FOR  
15 AFFIRMATION ON BAHFA STAFF'S COMMITMENT TO COLLABORATE WITH  
16 SENATOR CORTESE ON SB735. THIS COLLABORATION IS CRITICAL TO  
17 ADVANCING OUR SHARED GOALS. WE SUPPORT INITIATIVES THAT  
18 INCREASE HOUSING AVAILABLE IN THE BAY AREA WHILE PROVIDING  
19 CAREER -- FAMILY SUSTAINING CAREERS FOR WORKERS, ESPECIALLY  
20 THOSE FROM HISTORICALLY UNDER SERVED COMMUNITIES. PROJECT  
21 LABOR AGREEMENTS ARE A PROACTIVE APPROACH TO ENFORCING  
22 PREVAILING WAGE AND CREATING A PATHWAY TO THE MIDDLE CLASS.  
23 THESE AGREEMENTS ARE CRITICAL FOR FOSTERING QUALITY JOBS AND  
24 STABLE COMMUNITIES. SO, WE, AGAIN, ARE ADVOCATING FOR A  
25 REGIONAL HOUSING BOND MEASURE AND PASSAGE EVER SENATOR





JUNE 26, 2024

1   CORTESE'S LEGISLATION, BECAUSE WE BELIEVE THAT INCREASED  
2   HOUSING AND CREATING GOOD JOBS BENEFITS EVERYONE. WE CAN WORK  
3   TOGETHER TO BUILD AN INCLUSIVE AND EQUITABLE FUTURE FOR THE  
4   BAY AREA. THANK YOU SO MUCH FOR YOUR CONSIDERATION.

5

6   **CLERK, KIMBERLY WARD:** VICKI SHU, FOLLOWED BY PAT PARIS.

7

8   **SPEAKER:** GOOD MORNING. THANK YOU TO THE COMMISSIONERS FOR YOUR  
9   LEADERSHIP ON THIS IMPORTANT MEASURE MY NAME IS VICKI SHU VICE  
10   PRESIDENT OF DEVELOPMENT AT EAST BAY ASIAN LOCAL DEVELOPMENT  
11   CORPORATION I KNOW YOU WILL BE READING JANELL CHAN'S COMMENTS  
12   LATER I WANT TO TAKE THIS MOMENT TO EMPHASIZE SUPPORT OF THIS  
13   BOND MEASURE OPPORTUNITY FOR MASSIVE PUBLIC INVESTMENT TO  
14   BUILD NEEDED AFFORDABLE HOUSING FOR THE COMMUNITY DEVELOPMENT,  
15   FOR CORPORATIONS THAT ARE COMMITTED TO COMMUNITIES WHERE WE  
16   WORK LIVE AND PLAY AND DEPEND ON PUBLIC DOLLARS TO GET SHOVELS  
17   ON THE GROUND LOOK FORWARD TO WORKING WITH EVERYONE HERE TO  
18   GET THIS MEASURE PASSED ONCE MOVE FORWARD. THANK YOU SO MUCH.

19

20   **CLERK, KIMBERLY WARD:** THANK YOU. PAT PIRAS, FOLLOWED BY SHOLA  
21   OLATOYE. PARDON ME. SHOLA OLATOYE.

22

23   **SPEAKER:** [OFF MIC COMMENT - INDISCERNIBLE].

24





JUNE 26, 2024

1 **CLERK, KIMBERLY WARD:** PARDON ME. PAT PIRAS. GO AHEAD AND  
2 UNMUTE YOURSELF.

3

4 **SPEAKER:** OKAY. I THINK I DID. MY NAME IS PAT PARIS. I'M  
5 SPEAKING SOLELY AS AN INDIVIDUAL MEMBER OF THE PUBLIC. I WANT  
6 TO REINFORCE AND EXPAND ON THE COMMENTS FROM THE LEAGUE OF  
7 WOMEN VOTERS, ALTHOUGH I AM NOT A MEMBER OF THE ORGANIZATION,  
8 AT LEAST CURRENTLY. THE TERM CITIZEN'S OVERSIGHT COMMITTEE  
9 DOES NOT APPEAR IN GOVERNMENT CODE 53410. PRESUMABLY IT'S  
10 SOMEWHERE IN THE OTHER APPLICABLE PROVISIONS OF STATE LAW. BUT  
11 THE TERM IS DISCRIMINATORY AND EXCLUSIONARY. IT BASICALLY  
12 TELLS PEOPLE WHO ARE NOT CITIZENS THAT THEY'RE NOT WELCOME,  
13 THAT THEY'RE NOT INCLUDED, THEY'RE NOT ELIGIBLE, EVEN, FOR  
14 MEMBERSHIP, THAT THEY CANNOT PARTICIPATE IN THE PROCEEDINGS.  
15 YET MANY OF THEM ARE THE PEOPLE WHO NEED TO BENEFIT FROM THIS  
16 BOND SHOULD IT PASS. FURTHER, THE LANGUAGE IN THE DESCRIPTION  
17 SAYS THAT MEMBERS OF THE OVERSIGHT COMMITTEE -- WELL, IT SAYS  
18 THE BAHFA BOND SHALL APPOINT MEMBERS OF THE COMMITTEE AND THE  
19 MEMBERSHIP AND WORK OF THE COMMITTEE SHALL BE GOVERNED, BYLAWS  
20 GOVERNED BY THE BAHFA BOARD THERE WILL NEITHER BE OVERSIGHT  
21 NOR PUBLIC ACCOUNTABILITY IT GOES BACK TO THE BAHFA BOARD THIS  
22 NOT A PRESCRIPTION FOR TRANSPARENCY. I HOPE THIS CAN BE  
23 CORRECTED. THANK YOU.

24





JUNE 26, 2024

1 **CLERK, KIMBERLY WARD:** THANK YOU. CALLER WITH THE LAST FOUR  
2 DIGITS OF 067 PLEASE UNMUTE YOURSELF. YOU WILL BE FOLLOWED BY  
3 VINAY PIMPLE.

4

5 **SPEAKER:** HI. ALMOST GOOD AFTERNOON. MY NAME IS AVI DESAI, AND  
6 DIRECTOR OF POLICY AT FUTURES HOME. WE HAVE 3400 HOUSING  
7 ACROSS 48 PROPERTIES AND HAVE BEEN IN AFFORDABLE HOUSING  
8 PROVIDE FOR 50 YEARS WITH MAJORITY OF OUR HOUSING IN ALAMEDA  
9 AND CONTRA COSTA COUNTIES. STRONGLY SUPPORT THE REGIONAL BOND  
10 TO ALLOW FOR PROJECTIONS OF AFFORDABLE HOUSING AND PRESERVE  
11 AFFORDABLE HOUSING. WE BELIEVE THIS BOND WILL ENSURE HOUSING  
12 IS A RIGHT AND THE BAY AREA IS A PLACE THAT ALL FOLKS,  
13 ESPECIALLY OUR LOW-INCOME SENIORS AND VULNERABLE POPULATIONS  
14 CAN CALL HOME. THANK YOU SO MUCH.

15

16 **CLERK, KIMBERLY WARD:** THANK YOU. VINAY P.M. FOLLOWED BY ANDRE  
17 ORGAN. MR. PIMPLE, I'LL LET YOU KNOW WHEN YOU HAVE 15 SECONDS  
18 LEFT. MR.

19

20 **VINAY PIMPLE:** PIMPLE I SEVEN ON THE POLICY ADVISORY COUNCIL  
21 BUT AM SPEAKING AS MYSELF. 90 MINUTES IS NOWHERE NEAR LONG  
22 ENOUGH TO POINT OUT ALL THAT IS WRONG WITH THIS MEASURE BUT  
23 THAT'S OKAY WE'RE NOT GOING TO CHANGE MINDS NOW SO I'M NOT  
24 GOING TO TALK ABOUT THAT BUT I DO WANT TO HAVE A MOMENT -- BUT  
25 I DO WANT TO HAVE A MOMENT OF REFLECTION. YOU KNOW? THE POLLS





JUNE 26, 2024

1 SAY 55% FOR, 45% AGAINST. BOTH AT THIS MEETING AND THE OTHER  
2 MEETINGS WE HAVE HAD, THE INPUT YOU GET, WHAT PERCENTAGE OF  
3 YOUR INPUT IS ACTUALLY FROM THOSE 45%. AND HOUSING IS A REAL  
4 PROBLEM. I THINK WE HAVE PROCESSES THAT GET MEANINGFUL INPUT  
5 FROM THE 45%, PERHAPS WE WON'T HAVE TO STRUGGLE TO PASS THESE  
6 POLARIZING MEASURES. THEY SHOULD BE 70, 80, 90% SUPPORT FOR  
7 THESE THINGS. AND I THINK IT'S THE TENDENCY NOT TO GIVE A  
8 MEANINGFUL -- [INDISCERNIBLE] SOMEBODY WHO DOESN'T AGREE WITH  
9 YOU. I HOPE YOU GUYS THINK ABOUT IT CAREFULLY.

10

11 **CLERK, KIMBERLY WARD:** 15 SECONDS.

12

13 **VINAY PIMPLE:** JUST A QUICK STORY, MY WIFE, SHE WAS A RENTER IN  
14 SAN FRANCISCO. SHE COULDN'T AFFORD THE RENT, SHE MOVED TO  
15 MARIN, LIVED SUBLET, COULDN'T AFFORD THE RENT THERE, MOVED TO  
16 EL CERRITO, WITH SUBLETS, ASSUMED -- [INDISCERNIBLE]  
17 ENRICHMENT.

18

19 **CLERK, KIMBERLY WARD:** THANK YOU.

20

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

22

23 **CLERK, KIMBERLY WARD:** ANDREA MORGAN FOLLOWED BY HOWARD WONG.

24





JUNE 26, 2024

1 **SPEAKER:** GOOD MORNING. THANK YOU FOR MAKING THIS HEARING  
2 ACCESSIBLE. I'M SORRY I STEPPED AWAY FROM MY COMPUTER A FEW  
3 MINUTES AGO. GLAD TO BE BACK. MY NAME IS ANDREA MORGAN  
4 FORTUNATE HOMEOWNER OF A BAY AREA HOME MOTHER OF TWO ADULT  
5 CHILDREN SPEAKING ON BEHALF OF MYSELF TODAY AS WELL AS MY  
6 EMPLOYER CORPORATION FOR SUPPORTIVE HOUSING WE'RE A NON-PROFIT  
7 FOR 36 YEARS AND INTO THE FUTURE WE WORK TO PROMOTE AFFORDABLE  
8 HOUSING COMBINED WITH SERVICES THAT HELP PEOPLE THRIVE. WE  
9 SUPPORT THE BOND MEASURE AFFORDABLE HOUSING BOND WOULD HELP  
10 ALL THE ISSUES THAT PEOPLE HAVE DISCUSSED AT LENGTH TODAY IF I  
11 HAD MORE TIME I WOULD REPEAT SOME OF THE POINTS PEOPLE MADE  
12 BUT I WOULD JUST SAY I ECHO THE COMMENTS OF MANY PEOPLE WHO  
13 SPOKE BEFORE ME ESPECIALLY THOSE -- I'M SORRY. OH ESPECIALLY  
14 THOSE FROM THE HOUSING FOR ALL. JUST WANT TO THANK YOU VERY  
15 MUCH FOR YOUR EFFORT, TIME, AND ATTENTION AT MTC, AND KATE  
16 HARTLEY'S TEAM ON THIS ISSUE. THANK YOU.

17

18 **CLERK, KIMBERLY WARD:** HOWARD WONG FOLLOWED BY ANNE GRAY.

19

20 **HOWARD WONG:** HOWARD WONG, MEMBER OF THE POLICY ADVISORY  
21 COUNCIL, SPEAKING AS AN INDIVIDUAL. I SUPPORT PUTTING THE BOND  
22 ON THE BALLOT. I THINK BAY AREA VOTERS WILL APPRECIATE THE  
23 INSTITUTIONAL PLANNING AND CREATIVITY IN ESTABLISHING THE  
24 FINANCING TOOLS FOR AFFORDABLE HOUSING. THAT, IN ITSELF, IS A  
25 STRONG CAMPAIGN MESSAGE. FOR THOSE WHO ASK WHY DON'T YOU DO





JUNE 26, 2024

1 SOMETHING, WELL, THIS BOND IS IT. BUT, 90,000 NEW HOUSING  
2 UNITS IS TOO SMALL NUMBER, AND IN ITSELF, IS A BAD CAMPAIGN  
3 MESSAGE. WHAT WE NEED TO DO IS PHRASE THIS BOND AS SELF-  
4 SUSTAINING INITIAL INVESTMENT FOR HOUSING LONG-TERM THAT HAS A  
5 FULL RANGE OF HOUSING TYPES. WE NEED TO LOOK AT -- THINK ABOUT  
6 HOUSING UNITS FOR HUNDREDS OF THOUSANDS OF PEOPLE AND MILLIONS  
7 AND POPULATION GROWTH THAT PROJECT IT. SO WE NEED TO LOOK AT  
8 BEST PRACTICES, TYPES OF HOUSING, SHARED HOUSING, PUBLIC  
9 HOUSING, LOOKING AT MODELS OF CITIES LIKE VEENKER A AMSTERDAM,  
10 SINGAPORE, AND CREATING ARCHITECTURE THAT'S SHOWN TO BE  
11 EFFECTIVE IN CREATING LARGE NUMBERS OF UNITS. THANK YOU.

12

13 **CLERK, KIMBERLY WARD:** THANK YOU. ANNE GRAY FOLLOWED BY IPHONE  
14 31.

15

16 **SPEAKER:** HELLO I'M ANNE GRACE SPEAKING AS AN INDIVIDUAL. I'M  
17 NOT CONVINCED THAT THIS BOND WILL LEAD TO MORE AFFORDABLE  
18 HOUSING FOR REASONS STATED BY OTHERS, AND ALSO SEEING DISASTER  
19 ROUSE EFFECTS OF ATTEMPTS TO CREATE NEW HOUSING THROUGH  
20 GOVERNMENT TAXATION I THINK IT WILL LEAD TO HIGHER  
21 UNAFFORDABLE PROPERTY TAXES AND THEREFORE CALIFORNIA IS NOT  
22 BEING ABLE TO AFFORD THOSE TAXES THEIR HOMES RENTALS OR  
23 BUSINESSES. FEW PEOPLE REALIZE THAT PROP 19 WHICH PASSED IN  
24 2020 ACTUALLY GUTTED THE PROP 58 TRANSFER ACT AND NOW CHILDREN  
25 ARE SEEING -- WHO INHERIT PROPERTY ARE SEEING THEIR PROPERTY





JUNE 26, 2024

1 TAXES CLIMB. ALSO REPRESENTERS WHEN THOSE PROPERTY TAXES ARE  
2 BEING PASSED ON THROUGH HIGHER RENTS AND FAMILY BUSINESSES  
3 CAN'T AFFORD NO LONGER TO KEEP THEIR PROPERTY. I URGE PEOPLE  
4 TO VOTE NO. I KNOW WE HAVE A PROBLEM. I DO NOT FEEL LIKE  
5 THROWING MONEY AT IT IS GOING TO SOLVE IT. WE'RE BEING TAXED  
6 OUT OF OUR HOMES ALREADY. PROP 19 IS AN EXAMPLE. THE I URGE  
7 EVERYONE TO VOTE AGAINST THIS. THANK YOU.

8

9 **CLERK, KIMBERLY WARD:** THANK YOU. IPHONE 31 FOLLOWED BY TIM  
10 FRANK.

11

12 **SPEAKER:** GOOD MORNING. I WANTED TO MAKE AN OBSERVATION ON WHAT  
13 I HEARD THUS FAR WHICH IS THAT THERE HAS BEEN SUPPORT AND  
14 OPPOSITION. MORE APPARENT SUPPORT. BUT I BELIEVE EVERYBODY  
15 THAT'S IN SUPPORT OF THIS IS ALIGNED WITH THE UNION, A TRADES  
16 UNION, SOME KIND OF NON-PROFIT, WHERE THEIR SALARY IS  
17 DEPENDENT ON GETTING THIS MONEY FROM MILLIONS OF TAXPAYERS.  
18 SO, I THINK AS THE BOARD CONSIDERS THE FEEDBACK FROM  
19 EVERYBODY, YOU MIGHT WANT TO CONSIDER THAT THE SUPPORT IS ONE  
20 OR TWO VOTES, AND THE OPPOSITION IS HOWEVER MANY PEOPLE SPOKE.  
21 IT'S A LOT OF -- I DON'T WANT TO CALL IT PIGS AT A TROUGH, BUT  
22 THE PEOPLE THAT ARE NON-PROFITS THAT ARE MAKING MONEY OFF OF  
23 THIS, THE HIGHLY PAID SALARY THE NUMBER OF NON-PROFIT ENTITIES  
24 FOCUSED ON THIS PROBLEM IS KIND OF SCARY IT'S LIKE A BUNCH OF  
25 SIX-YEAR-OLDS ON A SOCCER FIELD PLEASE I'M NOT HEARING ANY





JUNE 26, 2024

1 INDIVIDUALS WHO ARE NOT GETTING PAID FROM THIS BOND SOMEHOW I  
2 HEARD FINANCIAL UNDERWRITING OR SOMETHING TALK ABOUT IT,  
3 [LAUGHTER] ANYWAY, I THINK 9 MILLION TAXPAYER PEOPLE THAT ARE  
4 PART OF NON-PROFITS MAKING MONEY FROM THIS --

5

6 **CLERK, KIMBERLY WARD:** TIM FRANK.

7

8 **SPEAKER:** I'M TIM FRANK EXECUTIVE DIRECTOR OF CENTER FOR  
9 SUSTAINABLE NEIGHBORHOODS WE'RE SUPPORTIVE OF THIS MEASURE SAN  
10 FRANCISCO SUSTAINABLE NEIGHBORHOODS SUPPORTS POLICIES THAT  
11 PROTECT AND HELP BUILD SUSTAINABLE NEIGHBORHOODS IN REGIONS.  
12 IT'S CRITICAL COMPONENT WE NEED BOTH AFFORDABLE HOUSING AND  
13 QUALITY JOBS AND THIS MEASURE WILL PROVIDE BOTH. WE APPRECIATE  
14 THE COMMITMENT OF THE STAFF TO SUPPORT THE CORTESE BILL, WHICH  
15 WE THINK IS ABSOLUTELY ESSENTIAL IT MAKING SURE THAT IT  
16 DELIVERS ON THE QUALITY JOBS COMPONENT OF THAT. AND WITH THAT  
17 IN PLACE, WE THINK THAT THIS MEASURE IS ACTUALLY A REALLY  
18 IMPORTANT CONTRIBUTION TO ONE OF THE BAY AREA'S BIGGEST  
19 CHALLENGES, THE AFFORDABLE HOUSING CRISIS HAS BEEN A  
20 CONTRIBUTOR TO BOTH CLIMATE EMISSIONS AND CHALLENGES FOR  
21 COMPANIES THAT WANT TO SUCCEED HERE, BECAUSE THEIR EMPLOYEES  
22 HAVE A CHALLENGE WITH THE HOUSING MARKET. AND BY PROVIDING THE  
23 FUNDING FOR WHAT WE CONSIDER ESSENTIAL INFRASTRUCTURE, THIS  
24 MEASURE WILL HELP THE BAY AREA RIGHT ITS HOUSING MARKET,  
25 IMPROVE ITS SUSTAINABILITY OF THE REGION AND MAKE THIS A





JUNE 26, 2024

1 BETTER PLACE FOR EVERYONE, FROM COMPANIES TO RESIDENTS, TO  
2 LIVE, WORK IN, AND PLAY. SO, WE ENCOURAGE YOUR SUPPORT. THANK  
3 YOU.

4

5 **CLERK, KIMBERLY WARD:** THANK YOU. ADINA LEVIN.

6

7 **ADINA LEVIN:** HELLO. ADINA LEVIN, MTC POLICY ADVISORY COUNCIL,  
8 SPEAKING FOR MYSELF. I COFOUNDED LOCAL AND SUBREGIONAL  
9 ORGANIZATIONS SUPPORTING IMPROVING HOUSING AFFORDABILITY IN  
10 MENLO PARKS REALLY WANTING TO WORK WITH OTHERS TO HAVE A  
11 COMMUNITY THAT CAN SUPPORT MANY PEOPLE WITH MANY DIFFERENT  
12 INCOME LEVELS AND INCLUDING PEOPLE WHO REALLY STRUGGLE IN THE  
13 BAY AREA WITH A HOUSING AFFORDABLE CRISIS. AS MANY PEOPLE  
14 MENTIONED, THIS BOND IS NOT THE ONLY SOLUTION TO THE PROBLEM  
15 BUT IT'S A CRITICAL PIECE OF LEGISLATION SO THANK YOU VERY  
16 MUCH TO THE COMMISSION, AND ALL OF THE GOVERNING BODIES,  
17 STAFF, ALL NON-PROFITS, ALL COMMUNITY MEMBERS AND ALL WORK  
18 THAT'S GOING INTO OUTREACH TO HELP PASS THIS REGIONAL MEASURE.  
19 THANK YOU.

20

21 **CLERK, KIMBERLY WARD:** THERE ARE NO ADDITIONAL RAISED HANDS.

22

23 **CHAIR, ALFREDO PEDROZA:** ALL RIGHT. THANK YOU, KIMBERLY, FOR  
24 QUARTER BACKING ALL OF THAT. AND I WILL SAY, YOU KNOW, I'M  
25 GOING TO BRING IT BACK TO THE AUTHORITY. I'M GOING TO APPLY





JUNE 26, 2024

1 THE SAME RULE. BE BRIEF WITH YOUR COMMENTS. WE HAVE OTHER  
2 COMMITTEE MEETINGS TO GO TO. BUT AGAIN I DO THANK THE PUBLIC  
3 THANK YOU FOR BEING RESPECTFUL TO ONE ANOTHER AND JUST BEING  
4 HEARD. I THINK WE ACCOMPLISHED THAT. WE HAVE A MOTION BY  
5 DUTRA-VERNACI AND SECOND BY CANEPA. COMMENTS, QUESTIONS?  
6 COMMISSIONER CHAVEZ?

7

8 **CINDY CHAVEZ:** THANK YOU. I WANTED TO ASK THE STAFF IF YOU  
9 COULD GIVE AN UPDATE WHERE WE ARE IN PARTNERSHIP ON THE  
10 CORTESE BILL AND THEN A LITTLE BIT OF OVER-- A BIT OF WHAT'S  
11 HAPPENING TO OVERSIGHT AS REQUESTED BY THE LEAGUE OF WOMEN  
12 VOTERS?

13

14 **REBECCA LONG:** THANK YOU COMMISSIONER CHAVEZ, SENATOR CORTESE  
15 HAS INTRODUCED SB735 I BELIEVE IT'S IN ASSEMBLY HOUSING AND  
16 COMMUNITY DEVELOPMENT COMMITTEE TODAY. AND I ACTUALLY DON'T  
17 KNOW THE DISPOSITION OF IT TODAY. THE BILL DOES INCLUDE  
18 PROJECT LABOR AGREEMENT REQUIREMENTS, ARE STARTING WITH BART  
19 THEN IT KIND OF TIERS OFF WITH ALTERNATIVES THAT WOULD BE  
20 SUBJECT TO APPROVAL OF BAHFA AND THE BUILDING TRADES. SO, THAT  
21 THE STATUS OF THAT BILL. THE COMMISSION, BAHFA ABAG DOESN'T  
22 HAVE A POSITION ON THAT BILL. IT'S NOT CONSISTENT WITH THE  
23 LABOR STANDARDS THAT ARE INCORPORATED IN THE EXPENDITURE PLAN,  
24 AND IT'S, YOU KNOW, SOMETHING THAT WE'RE BASICALLY TRACKING.  
25 WE DO PLAN TO COME BACK TO THE LEGISLATION COMMITTEE IN JULY





JUNE 26, 2024

1 AND AS YOU KNOW, THE COMMISSION AND ABAG DIRECTED STAFF TO  
2 PURSUE LEGISLATION THIS SESSION THAT WOULD ALLOW US TO IMPOSE  
3 LABOR STANDARDS ON THE 80%. AND, SO THAT'S STILL SOMETHING  
4 THAT WE'RE TRACKING. YOU KNOW, POTENTIALLY AS SB735 IS STILL  
5 SUBJECT TO NEGOTIATION, THAT MAY GET FOLDED INTO THAT BILL.  
6 SO, IN SUMMARY, I WOULD SAY, YOU KNOW, IT'S INFLUX. WE'RE  
7 TRACKING IT, AND WE PLAN TO COME BACK TO THE LEGISLATION  
8 COMMITTEE IN JULY WITH AN UPDATE. I'M SORRY. DID YOU HAVE A  
9 SECOND QUESTION ABOUT THE LEAGUE OF WOMEN VOTERS AND THE  
10 CITIZEN'S OVERSIGHT PIECE. WE HAVE BEEN WORKING CLOSELY WITH  
11 THEM ON DEVELOPING, YOU KNOW, VERY STRONG STANDARDS THERE. I  
12 DON'T KNOW, KATE MIGHT HAVE MORE OF A SPECIFIC UPDATE ON THAT  
13 PIECE.

14

15 **KATE HARTLEY:** YES. WE ARE COMMITTED TO CREATING A STRONG  
16 ROBUST INDEPENDENT, TRANSPARENT PROCESS WITH THE ASSISTANCE OF  
17 A CITIZEN'S OVERSIGHT COMMITTEE. WE ARE CURRENTLY COLLECTING  
18 BEST PRACTICES OF CITIZEN'S OVERSIGHT COMMITTEES THROUGHOUT  
19 THE REGION SO THAT WE CAN DISTILL THEM DOWN AND MAKE  
20 RECOMMENDATIONS ON THE ELEMENTS OF THE COMMITTEE TO THE  
21 BOARDS.

22

23 **CINDY CHAVEZ:** THANK YOU. AND JUST AS A FOLLOW-UP, AND REALLY,  
24 THIS IS TO THE CHAIR AND PERHAPS OUR EXECUTIVE DIRECTOR, I DO  
25 THINK THE ALIGNMENT AROUND -- AROUND THE SENATE BILL IS REALLY





JUNE 26, 2024

1 CRITICAL. AND I THINK THAT COULD CAUSE SOME CONFUSION AND  
2 CONCERN DURING THE PROCESS. AND I ALSO JUST WANT TO SAY, DO  
3 YOU THINK THAT ROBUST OVERSIGHT IS REALLY AN IMPORTANT THING,  
4 AND THE LEAGUE OF WOMEN VOTERS HAVE MADE ME PAINFULLY AWARE OF  
5 THAT, AND I AM SURE THEY HAVE WITH YOU AS WELL, AND I THINK  
6 THEY'RE NOT WRONG IN TERMS OF GIVING CONFIDENCE TO PROCEED.  
7 ONE REQUEST I WOULD MAY IS THAT AT THE NEXT AVAILABLE MEETING,  
8 I WANT TO BETTER UNDERSTAND OUR WORK WITH SENATOR CORTESE ON  
9 THE SB2035 -- IS IT 2035? 735. THANK YOU. WITH THAT, AND ALSO  
10 MORE CONCRETELY WHAT ARE WE GOING TO BE DOING RELATIVE TO  
11 OVERSIGHT IN THE NEXT COMING MONTHS. I WANT TO SAY TO MY  
12 COLLEAGUES, I KNOW A NUMBER OF YOU HAVE BEEN WORKING ON THIS  
13 FOREVER, AND JUST TO SAY, YOU KNOW, THANK YOU. THESE ARE  
14 REALLY, REALLY TOUGH PROJECTS TO GET ACROSS THE FINISH LINE,  
15 AND I KNOW WE'RE NOT CLOSE, BUT EACH MILESTONE IS VERY  
16 SIGNIFICANT. SO I ALSO WANT TO SAY THANK YOU TO STAFF AND TO  
17 MY COLLEAGUES WHO PLAYED A LEADERSHIP ROLE IN THIS AND OUR  
18 NON-PROFIT PARTNERS AND THE LABOR MOVEMENT AND FRANKLY I WANT  
19 TO RESPOND TO ONE PERSON WHO SAID THAT EVERYBODY SPEAKING  
20 TODAY WAS SPEAKING FOR A UNION OR HAD SOME SELF-INTEREST. I  
21 THINK THE INTEREST PEOPLE HAVE IS HAVING A GREAT COMMUNITY  
22 THAT EVERYBODY CAN AFFORD TO LIVE IN AND STAY IN. AND I THINK  
23 THAT'S REALLY WORTHY OF OUR VOTE AND SO I'LL BE SUPPORTING  
24 TODAY. THANK YOU.  
25





JUNE 26, 2024

1 **CHAIR, ALFREDO PEDROZA:** THANK YOU. COMMISSIONER RONEN THEN  
2 COMMISSIONER FLEMING.

3

4 **HILLARY RONEN:** THANK YOU SO MUCH. AND I KNOW POLITICIANS  
5 ALWAYS SAY THEY WILL BE BRIEF AND SPEAK FOREVER BUT I WILL BE  
6 BRIEF OUT OF RESPECT FOR YOU ALFREDO.

7

8 **CHAIR, ALFREDO PEDROZA:** 90 SECONDS.

9

10 **HILLARY RONEN:** EXACTLY [LAUGHTER] I JUST COULD NOT TAKE THE  
11 OPPORTUNITY TO SPEAK BECAUSE I THINK THIS IS ONE OF THE MOST  
12 SIGNIFICANT VOTES I HAVE EVER TAKEN IN MY CAREER, AND THAT'S  
13 SAYING A LOT. HOUSING SHOULD BE A HUMAN RIGHT. BUT SADLY, IT'S  
14 NOT. AND OUR FEDERAL GOVERNMENT HAS FAILED TO ADDRESS ONE OF  
15 THE BIGGEST ISSUES IN OUR COUNTRY. AND TODAY, THIS BODY IS  
16 GOING TO GIFT VOTERS OF THE BAY AREA AN OPPORTUNITY TO STEP IN  
17 WHERE OTHERS HAVE FAILED AND TO GO A LONG WAY TOWARDS FIXING  
18 THIS ISSUE. I THINK IT'S PROFOUND. I THINK IT'S AMAZING. I  
19 THINK IT'S EXCITING. AND LIKE COMMISSIONER CHAVEZ SAID, WE ARE  
20 ALL INTERCONNECTED. SO, YOU KNOW, IT'S CRIME, AND  
21 HOMELESSNESS, AND DRUG ADDICTION, AND MENTAL ILLNESS, ALL OF  
22 THE ISSUES THAT AFFECT ALL OF US AND ARE SOLVED WHEN WE ARE  
23 ABLE TO PROVIDE STABLE HOUSING TO EVERYONE IN OUR COMMUNITY  
24 AND IT'S A HISTORIC DAY; IT'S A HISTORIC VOTE. AND I JUST  
25 THANK EVERYONE WHO'S WORKED SO HARD TO GET US HERE.





JUNE 26, 2024

1

2 **CHAIR, ALFREDO PEDROZA:** COMMISSIONER FLEMING.

3

4 **VICTORIA FLEMING:** THANK YOU, CHAIR. I HAVE RARELY BEEN SO GLAD  
5 TO SIT THROUGH SO MANY HOURS OF PUBLIC COMMENT. IT'S  
6 HEARTENING TO HAVE THE PUBLIC FORUM WHERE PEOPLE CAN COME  
7 TOGETHER WORKING ON THIS FOR YEARS AND YEARS, HOUSING, LABOR  
8 KNOW UNIONS BUSINESS PEOPLE, STAFF, IT'S CERTAINLY NOT A  
9 PANACEA FOR ALL OF OUR PROBLEMS BUT IT IS A CATALYST FOR  
10 SOLVING SOME OF OUR HISTORICAL CHALLENGES. AND WE HAVE JUST  
11 DISINVESTED IN OUR COMMUNITY -- OUR MOST NEEDED COMMUNITIES,  
12 AND WITH THE ASPECTS OF PRESERVATION AND PROTECTION, THIS  
13 GIVES US A CHANCE. IT GIVES US AN OPPORTUNITY TO DO SOMETHING  
14 DIFFERENT. THE PEOPLE OF THE COUNTIES WILL CHOOSE WHETHER OR  
15 NOT WE MOVE IT IN NOVEMBER. AND WHAT WE SEE IN OTHER HOUSING  
16 MODELS IS WE SEE THE OPPORTUNITY TO CHANGE THINGS FOR US. I'M  
17 LOOKING AT KATE AND DANIEL AND I KNOW HOW MUCH YOU HAVE POURED  
18 INTO THIS ALONG WITH YOUR STAFFS, AND WE'RE SO GRATEFUL. BUT  
19 THE THING IS, THAT DIDN'T REALLY GET MENTIONED TODAY, AND I'LL  
20 BE BRIEF. IT WILL BE UNDER 90 SECONDS, I PROMISE, IS THAT THE  
21 THING THAT DIDN'T GET TALK ABOUT TODAY THAT IS SUBSTANTIALLY  
22 IN THE PUBLIC INTEREST IS THE PUBLIC BANKING FUNCTION OF THIS  
23 BOND. THIS IS GOING TO BE TRANSFORMATIONAL. THIS WILL GROW ON  
24 ITSELF AND WE WILL, IF THE VOTERS ALLOW US, SHOW THE PEOPLE OF  
25 THE REGION THE STATE AND BEYOND WHAT IT IS THAT WE CAN DO WHEN





JUNE 26, 2024

1 WE CHOOSE TO INVEST, TURN OUR INVESTMENTS BACK TO THE PEOPLE,  
2 RATHER THAN TO OUR CORPORATE INTEREST WHEN IT COMES TO PUBLIC  
3 INTEREST AROUND HOUSING. SO, THANK YOU ALL FOR YOUR VISION AND  
4 FOR USING BEST PRACTICES IN THE NATION AND BEYOND. I'LL BE  
5 VOTING YES TODAY, AND IN NOVEMBER.

6

7 **CHAIR, ALFREDO PEDROZA:** THANK YOU COMMISSIONER FLEMING.  
8 COMMISSIONER SPERING, AND THEN COMMISSIONER SCHAFF.

9

10 **JAMES P. SPERING:** I'M VERY SUPPORTIVE OF PUTTING THIS ON THE  
11 BALLOT, BUT I COUNTED ABOUT 85 SPEAKERS AND THERE WAS ONE  
12 SPEAKER THAT STOOD OUT TO ME AND THAT WAS MISS YOUNG FROM SAN  
13 FRANCISCO. AND WE CANNOT OVERLOOK THE IMPACT IT'S GOING TO  
14 HAVE ON PEOPLE THAT ARE JUST GETTING BY THAT ARE IN THEIR  
15 HOUSE, WE'RE ADDING MORE TAXES. AND THERE ARE THOUSANDS OF  
16 THOSE INDIVIDUALS IN THE REGION. AND SO AS WE MOVE FORWARD, WE  
17 HAVE GOT TO MAKE SURE THEY ARE PROTECTED. I HEARD SOME OF THE  
18 SPEAKERS, YOU'RE GOING TO MAKE IT WORSE. AND HER PASSION, THE  
19 IMPACT THIS WOULD HAVE ON HER FAMILY, I HOPE EVERYBODY HEARD  
20 THAT. BECAUSE THERE IS A LOT -- MOST PEOPLE IN THE ROOM, YOU  
21 CAN AFFORD THE GAS PRICES, ALL THAT STUFF, I MEAN, THERE IS A  
22 LOT OF PEOPLE THAT CAN'T. AND SO YOU START ADDING TAXES TO  
23 THOSE PEOPLE, IT'S GOING TO BE A TREMENDOUS HARDSHIP. AND SO I  
24 JUST CAUTION US AS WE GO FORWARD THAT WE DON'T OVERLOOK THAT  
25 SEGMENT OF CITIZENS IN THE BAY AREA THAT, THAT WE CAVALIERLY





JUNE 26, 2024

1 GO FORWARD AND SAY WELL IT'S A FALL OUT. IT CAN'T BE A FALL  
2 OUT WE HAVE TO BE AWARE OF THOSE INDIVIDUALS AND WHAT THEY'RE  
3 FACING.

4

5 **CHAIR, ALFREDO PEDROZA:** COMMISSIONER SCHAFF, COMMENTS?

6

7 **LIBBY SCHAFF:** THANK YOU CHAIR PEDROZA. I ALSO WANT TO UNDER  
8 SCORE WHAT COMMISSIONER FLEMING SAID WHICH IS THIS IS NOT ONLY  
9 A SOLUTION THAT IS AT THE RIGHT LEVEL OF BOLDNESS, BUT IT IS  
10 THE RIGHT MECHANISM. SOME PEOPLE QUESTION THE LONGEVITY OF  
11 BOND FINANCING, BUT WE HAVE TO REMEMBER THAT THIS CRISIS HAS  
12 BEEN GENERATIONS IN THE MAKING. SO, IT IS APPROPRIATE THAT THE  
13 SOLUTION WILL BE GENERATIONS IN THE MAKING. I MEAN, I THINK OF  
14 MY DAD WHO IS TURNING 100 THIS YEAR, DIDN'T HAVE A COLLEGE  
15 DEGREE, WAS A TRAVELING WHEN I GO TO MY HIGH SCHOOL REUNIONS  
16 ALMOST NONE MY FRIENDS THAT I GREW UP THEIR CHILDREN HAVE BEEN  
17 ABLE TO STAY IN THE BAY AREA AND I THINK OF THE FUNERALS I  
18 ATTENDED WHO WERE UNHOUSED IN OAK THAT DID NOT GET THIS  
19 HOUSING SOON ENOUGH THAT WILL NOT BE HERE TO CELEBRATE. I WANT  
20 TO UNDERSCORE NEVADA MERRIMAN'S REFERENCE TO 1,000 ACTS OF  
21 LOVE AND I HOPE THIS CAMPAIGN REPRESENTS 1 MILLION OR 20  
22 BILLION ACTS OF LOVE, INCLUDING RESPECTFUL LISTENING TO THE  
23 ANGER AND FRUSTRATION THAT WE HEARD ON ALL SIDES TODAY. THANK  
24 YOU FOR ALLOWING ME TO CONTINUE TO SERVE ON THIS COMMISSION AS  
25 HUD'S APPOINTEE. I THINK YOU COOPERATE GET RID OF ME, JUST





JUNE 26, 2024

1 LIKE JIM SPERING, IN PART, [LAUGHTER] SO FAR THAT WE COULD BE  
2 HERE FOR THIS DAY, THIS MOMENT, THIS VOTE. THANK YOU.

3

4 **CHAIR, ALFREDO PEDROZA:** ALL RIGHT. THANK YOU COMMISSIONERS.  
5 AND AGAIN THANK YOU TO STAFF. I KNOW THIS HAS BEEN A LONG  
6 JOURNEY TO GET HERE. AND I TOO, WILL BE SUPPORTING IT. AND I  
7 HEAR A LOT OF THE CONCERNS AND NEED, TO US, WE HAVE A CHANCE  
8 TO GET IT RIGHT AND CREATE OUTCOMES IF WE DON'T GET IT RIGHT  
9 IT'S GOING TO BE HARD FOR THE NEXT GENERATION OF LEADERS. TO  
10 US HOUSING DEVELOPERS HOUSING ADVOCATES, STAKEHOLDERS ARE  
11 MAKING SURE WE DO THIS RIGHT. IT'S A STEP IN THIS JOURNEY.  
12 MOTION BY DUTRA-VERNACI, SECOND CANEPA, SEEING NO FURTHER  
13 LIGHTS. ALL IN FAVOR, SAY AYE. [AYES]

14

15 **CHAIR, ALFREDO PEDROZA:** AYE. OPPOSED? ABSTENTION? MOTION  
16 PASSES. THANK YOU, ALL. [APPLAUSE] THANK YOU. WE HAVE QUORUM  
17 WE HAVE OTHER BUSINESS WE'RE GOING TO KEEP ROCKING AND  
18 ROLLING. AT THIS POINT WE'RE GOING TO MOVE TO OUR NEXT AGENDA  
19 ITEM, GENERAL PUBLIC COMMENT

20

21 **CLERK, KIMBERLY WARD:** I HAVE ONE MEMBER OF THE PUBLIC ONLINE.  
22 MINDY. YOU HAVE 90 SECONDS.

23





JUNE 26, 2024

1 **CHAIR, ALFREDO PEDROZA:** THOSE IN THE ROOM PLEASE BE MINDFUL  
2 THAT WE'RE GOING TO CONTINUE TO DO THE PUBLIC'S BUSINESS. GO  
3 AHEAD.

4

5 **SPEAKER:** THANK YOU. MY NAME IS MINDY PECHENUK I'M RUNNING FOR  
6 OAKLAND CITY COUNCIL AT-LARGE AND I WANT TO SPEAK TO THE FACT  
7 THAT THE HOUSING AUTHORITY ALL OF YOU HAVE A TREMENDOUS  
8 RESPONSIBLE AND I DO BELIEVE THAT AS LIVING IN OAKLAND, YOU  
9 KNOW, WE HAVE A LOT OF HOUSING, YOU JUST CAN'T AFFORD IT, AND  
10 THAT'S PARTIALLY BECAUSE OF THE POLICIES COMING OUT OF THE  
11 CITY COUNCIL AND THE MAYOR'S OFFICE. GIVEN WHAT'S HAPPENED IN  
12 OAKLAND, THE FBI, IRS, POSTAL INVESTIGATION OF THE MAYOR --

13

14 **CHAIR, ALFREDO PEDROZA:** IF YOU COULD STAY WITHIN THE BOUNDS OF  
15 WHAT THIS AUTHORITY HAS AUTHORITY PLEASE KEEP PUBLIC COMMENTS  
16 TO THAT.

17

18 **SPEAKER:** I AM CALLING FOR RESIGNATION OF COMMITTEE MAYOR  
19 SHINTAR OSO WE CAN HAVE A GOOD COMMITTEE. THANK YOU VERY MUCH.

20

21 **CHAIR, ALFREDO PEDROZA:** PLEASE CONTINUE TO ALLOW TO ENCOURAGE  
22 PEOPLE TO PARTICIPATE BUT MAKE SURE IT'S WITHIN THE AUTHORITY  
23 OF WHAT THIS AGENCY HAS HEARD FROM THE PUBLIC COMMENTARY  
24 WITHIN THE AUTHORITY.

25





JUNE 26, 2024

1 **CLERK, KIMBERLY WARD:** THANK YOU. HEDGES.

2

3 **SPEAKER:** I MENTIONED I GAVE PREVIOUS PUBLIC COMMENT I LIVE IN  
4 AFFORDABLE HOUSING AND MY BUILDING HAS A LOT OF ISSUES AND  
5 MANAGEMENT IS LOWER, LEANING ON OTHER PEOPLE SECURITY PROBLEMS  
6 THE COUNTY AND OFFICE SUPPORTIVE HOUSING KEEP PUTTING HOUSING  
7 FIRST TENANTS IN OUR BUILDING, PEOPLE INCAPABLE OF LIVING  
8 INDEPENDENTLY, THEY SET THEIR APARTMENTS ON FIRE. WE HAVE  
9 POLICE CALLS ALL THE TIME. THERE NEEDS TO BE SOME REFORM OR  
10 OVERSIGHT. WE'RE NOT ALLOWED TO HAVE TENANT UNION ORGANIZED  
11 UNDER HUD RULES BECAUSE MANAGEMENT PUT IN PLACE A TENANT  
12 ADVISORY BOARD THAT NEVER MEETS, NEVER INTERACTS WITH ANYBODY  
13 ELSE, THAT THEY CAN POINT TO IT AND SAID IT'S ILLEGAL TO START  
14 A TENANT UNION BECAUSE WE ALREADY HAVE ONE. WHAT AUTHORITY?  
15 THEY HAVE ONE AND YOU CAN GO AROUND WE REPORT TO SERVICES  
16 ABOUT PROBLEMS IN THE BUILDING AND SINCE MOST PEOPLE IN  
17 ADVISORY BOARD ARE PEOPLE WHO MAKE PROBLEMS, THEY'RE NOT  
18 INTERESTED IN STOPPING THE SECURITY ISSUES AND SMOKING OR GET  
19 BETTER REPAIRS OR BETTER MAINTENANCE OR MANAGEMENT OR HAVE  
20 STAFF HERE WHEN THEY SHOULD BE. THANK YOU VERY MUCH.

21

22 **CLERK, KIMBERLY WARD:** THANK YOU. THERE ARE NO ADDITIONAL  
23 RAISED HANDS.

24





JUNE 26, 2024

1    **CHAIR, ALFREDO PEDROZA:** PROCEEDING TO ADJOURNMENT. THE NEXT  
2    MEETING OF THE BAY AREA HOUSING FINISH AUTHORITY IS WEDNESDAY  
3    JULY 24TH. MEETING ADJOURNED. [ADJOURNED]  
4





*Broadcasting Government*