

**METROPOLITAN  
TRANSPORTATION  
COMMISSION**  
**Meeting Transcript**



JUNE 10, 2026

1                   **JOINT BAHFA OVERSIGHT AND BAHFA ADVISORY COMMITTEE**

2                                   **WEDNESDAY, JUNE 10, 2026, 10:00 AM**

3  
4

5   **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** GOOD AFTERNOON EVERYONE MY  
6 NAME IS LIBBY SCHAAF, I AM A NON-VOTING COMMISSIONER ON MTC,  
7 AND I AM CHAIRING IN THE MACE OF CHAIR BELIA RAMOS TODAY. THIS  
8 MEETING IS BEING WEBCAST ON ABAG AND MTC WEBSITES. COMMITTEE  
9 MEMBERS PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE THE  
10 RAISED HAND FEATURE AND I WILL CALL UPON TO YOU SPEAK. MEMBERS  
11 OF THE PUBLIC PARTICIPATING BY ZOOM WHO WOULD LIKE TO GIVE  
12 PUBLIC COMMENT ON ANY AGENDA ITEM MAY USE THE RAISED HAND  
13 FEATURE OR DIAL STAR NINE. MEMBERS OF THE PUBLIC IN THE  
14 BOARDROOM SHOULD FORM A LINE NEAR THE PODIUM, THE CLERK WILL  
15 CALL UPON YOU TO SPEAK. A ROLL CALL VOTE WILL BE CONDUCTED FOR  
16 ABAG HOUSING COMMITTEE AGENDA ACTION ITEMS BECAUSE OF REMOTE  
17 TELECONFERENCE PARTICIPATION. AND I BELIEVE THAT WILL BE THE  
18 CASE FOR BAHFA OVERSIGHT, AS WELL. WE HAVE ONE REMOTE  
19 PARTICIPANT TODAY. WILL THE CLERK CALL THE FIRST AGENDA ITEM.

20

21   **CLERK, FRED CASTRO:** THIS IS ROLL CALL FOR THE BAHFA OVERSIGHT  
22 COMMITTEE. COUNCIL MEMBER ABE-KOGA?

23

24   **V. CHAIR, MARGARET ABE-KOGA:** PRESENT.

25



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1 **CLERK, FRED CASTRO:** COME BACK TO MEMBER FLEMING. MAYOR LEE?  
2 SUPERVISOR MANFREE? SUPERVISOR MELGAR? IS ABSENT. SUPERVISOR  
3 MILEY?

4

5 **NATHAN MILEY:** HERE.

6

7 **CLERK, FRED CASTRO:** COUNCIL MEMBER PAPAN IN.

8

9 **GINA PAPAN:** HERE.

10

11 **CLERK, FRED CASTRO:** SUPERVISOR RAMOS IS ABSENT. DIRECTOR  
12 SCHAFF?

13

14 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** HERE.

15

16 **CLERK, FRED CASTRO:** THANK YOU. AND WE CAN ENTERTAIN A REQUEST  
17 FROM COUNCIL MEMBER FLEMING.

18

19 **VICTORIA FLEMING:** YES THANK YOU. I WOULD LIKE TO REQUEST TO  
20 PARTICIPATE REMOTELY UNDER --

21

22 **CLERK, FRED CASTRO:** 84593.

23

24 **VICTORIA FLEMING:** YES. YES, PLEASE.

25



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1 **CLERK, FRED CASTRO:** AND IS THERE ANYONE AGE 18 OR OLDER IN THE  
2 ROOM WITH YOU?

3

4 **VICTORIA FLEMING:** NO. I'M HERE ALONE. THANK YOU.

5

6 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** ALL RIGHT. THANK YOU  
7 SECRETARY FOR CONFIRMING THAT A QUORUM OF THE BAHFA OVERSIGHT  
8 COMMITTEE IS PRESENT. WILL THE CLERK PLEASE GIFT COMPENSATION  
9 ANNOUNCEMENT?

10

11 **CLERK, FRED CASTRO:** YES, MA'AM IF WE CAN HAVE CONFIRMATION  
12 THAT WE'RE ADDING COUNCIL MEMBER FLEMING AT THIS MEETING? JUST  
13 CONFIRM THAT SHE IS PARTICIPATING RE-MOLY.

14

15 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** YES THIS IS TO CONFIRM THAT  
16 COUNCIL MEMBER FLEMING IS PARTICIPATING REMOTELY IN WITH THIS  
17 MEETING.

18

19 **CLERK, FRED CASTRO:** THANK YOU. THIS IS COMPENSATION  
20 ANNOUNCEMENT FOR THE BAHFA OVERSIGHT COMMITTEE. OVERSIGHT  
21 COMMITTEE. OVERSIGHT COMMITTEE. THIS AMOUNT IS A PROVIDED AS A  
22 RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS  
23 ENTITLED TO COLLECT SUCH AMOUNT.

24

25 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** CHAIR ROMERO?



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1

2 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. I WOULD LIKE TO CALL  
3 THIS REGULAR ABAG HOUSING COMMITTEE MEETING TO ORDER. MR.  
4 CASTRO, WOULD YOU PLEASE CALL THE ROLL, CONFIRM WE HAVE QUORUM  
5 AND IF WE DO HAVE QUORUM THEN ALSO PLEASE DO THE HOUSING  
6 COMMITTEE COMPENSATION ANNOUNCEMENT, PLEASE?

7

8 **CLERK, FRED CASTRO:** YES, SIR, THIS IS ROLL CALL FOR THE ABAG  
9 HOUSING COMMITTEE. COUNCIL MEMBER ADAMS?

10

11 **NANCY ADAMS:** HERE.

12

13 **CLERK, FRED CASTRO:** COUNCIL MEMBER CAMPOS?

14

15 **PAMELA CAMPOS:** PRESENT FROM THE SAN JOSE LOCATION.

16

17 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR CARLSON IS ABSENT.  
18 ECKLUND?

19

20 **PAT ECKLUND:** PRESENT.

21

22 **CLERK, FRED CASTRO:** COUNCIL MEMBER FIFE?

23

24 **CARROLL FIFE:** PRESENT FROM OAKLAND CITY HALL HEARING ROOM TWO.

25



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1 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR FORTUNATO BAS?

2

3 **NIKKI FORTUNATO-BAS:** PRESENT FROM OAKLAND CITY HALL HEARING  
4 ROOM TWO.

5

6 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR GAUTHIER? GOTH GOTH  
7 PRESENT HERE IN BUCKEYE CONFERENCE ROOM IN REDWOOD CITY.

8

9 **CLERK, FRED CASTRO:** THANK YOU. COUNCIL MEMBER MARTINEZ-  
10 BELTRAN? COUNCIL MEMBER MARTINEZ-BELTRAN? IS CURRENTLY ABSENT.  
11 COUNCIL MEMBER MOTOYAMA?

12

13 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** HERE.

14

15 **CLERK, FRED CASTRO:** SUPERVISOR RABBITT IS ABSENT. RAMOS? IS  
16 ABSENT. COUNCIL MEMBER ROMERO?

17

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

19

20 **CLERK, FRED CASTRO:** QUORUM IS PRESENT OF THE ABAG HOUSING  
21 COMMITTEE. THIS IS THE ABAG BE PROVIDED AS A RESULT OF  
22 CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO  
23 COLLECT PER DIEM. THANK YOU.

24

25 **SPEAKER:** THE SPECIAL MEETING OF THE BAHFA ADVISORY COMMITTEE



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1 IS CALLED TO ORDER WILL THE SECRETARY PLEASE CONDUCT ROLL CALL

2 AND CONFIRM WHETHER BAHFA ADVISORY COMMITTEE IS PRESENT?

3

4 **CLERK, FRED CASTRO:** ALMANZA? MANS MANS HERE.

5

6 **CLERK, FRED CASTRO:** ASHOORI? IS ABSENT. EAVE RAN C?

7

8 **EFREN CARRILLO:** HERE.

9

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

11

12 **SPEAKER:** HERE.

13

14 **CLERK, FRED CASTRO:** MERRIMAN?

15

16 **SPEAKER:** HERE.

17

18 **CLERK, FRED CASTRO:** RAMIREZ? IS ABSENT. LEELEE THOMAS?

19

20 **SPEAKER:** PRESENT.

21

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

23

24 **SPEAKER:** HERE.

25



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

2

3 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** ALL RIGHT I WANT TO  
4 ACKNOWLEDGE THIS IS A HISTORIC OCCASION FOR ALL THREE OF THESE  
5 BODIES TO BE MEETING TOGETHER REGIONALISM AT ITS BEST. AGENDA  
6 ITEM TWO THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR  
7 ZOOM WISHING TO SPEAK ON THIS ITEM.

8

9 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** THANK YOU OKAY ITEM THREE  
10 ANY ANNOUNCEMENTS FROM COMMITTEE MEMBERS. SEEING NONE. WILL  
11 THE CLERK INFORM US OF ANY PUBLIC COMMENT SUBMITTED FOR THIS  
12 ITEM OR WHETHER ARE THERE ANY MEMBERS OF THE PUBLIC WHO WISH  
13 TO GIVE PUBLIC COMMENT? O IN THE BOARDROOM OR ZOOM WISHING TO  
14 SPEAK ON THIS ITEM. THANK YOU.

15

16 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** ALL RIGHT AGENDA ITEM 4A IS  
17 THE ABAG HOUSING COMMITTEE AND BAHFA OVERSIGHT COMMITTEE, AND  
18 BAHFA ADVISORY COMMITTEE CHAIR'S REPORT FOR TODAY. AS I SAID  
19 THIS IS A HISTORIC JOINT MEETING OF ALL THREE BODIES. JUST TO  
20 GIVE CONTEXT FOR TODAY'S MEETING FORMAT, AS PART OF OUR  
21 ONGOING WORK TOWARDS A POTENTIAL REGIONAL HOUSING REVENUE  
22 MEASURE, AS EARLY AS 2028, WE'RE WORKING TO MORE FULLY  
23 INTEGRATE THE EXPERTISE OF THE BAHFA ADVISORY COMMITTEE INTO  
24 OUR DISCUSSIONS. AND WHAT AN AMAZING EXPERTISE YOU ALL HAVE  
25 CONVENED TOGETHER AND THANK YOU FOR GIFT WITHING THAT TO OUR



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1 REGION. YOUR WORK HAS BEEN VERY MUCH APPRECIATED BY THESE  
2 BODIES AND IT'S WONDERFUL TO SIT TOGETHER TODAY. WE HAVE SOME  
3 HARD WORK IN FRONT OF US, AND AS I CONTINUE THE GRATITUDE  
4 TRAIN WE'RE JOINED TODAY BY THE THREE CO-CHAIRS OF THE  
5 REGIONAL HOUSING STAKEHOLDER COMMITTEE. THIS IS AN EXTERNAL  
6 GROUP OF NON-ELECTED STAKEHOLDERS. AND, AGAIN, THIS HAS BEEN  
7 COMMUNITY CONVENEED. IT IS NOT AN OFFICIAL BODY OF ANY OF THE  
8 OFFICIAL AUTHORITIES UP HERE TODAY. THEY ARE WORKING TO BUILD  
9 CONSENSUS BROAD BASED CONSENSUS ON POLICY ISSUES THAT COULD  
10 INFORM A POTENTIAL AMENDMENT TO OUR ENABLING STATUTE THAT  
11 CREATED BAHFA. THIS JOINT FORMAT IS SOMETHING OF AN EXPERIMENT  
12 FOR US. SO, BEAR WITH US, OUR GOAL IS TO STRENGTH APP  
13 ALIGNMENT BETWEEN STAKEHOLDER INPUT AND POLICY MAKING  
14 DELIBERATION WHILE ALSO MAKING EFFICIENT USE OF EVERYONE'S  
15 TIME. THANK YOU FOR EVERYONE'S FLEXIBILITY AND WILLINGNESS AS  
16 WE TRY THIS NEW APPROACH. WE HOPE TO DO THIS AGAIN IF THIS IS  
17 SUCCESSFUL TODAY. HOPEFULLY THIS WILL BECOME MORE OF THE  
18 PRACTICE AND NOT THE EXCEPTION. WITH THAT, AGAIN, I THANK YOU  
19 FOR BEING HERE. I LOVE THIS KIND OF COCREATION AND LEADERSHIP  
20 BETWEEN ALL THE COMMUNITY LEADERS, ARE THE EXPERTS, THE  
21 ELECTED OFFICIALS, EVEN SOME OF US RECOVERING ELECTED  
22 OFFICIALS. WITH THAT, I WILL TURN IT OVER TO CHAIR RAMOS AND  
23 CHAIR CARRILLO FOR BRIEF REMARKS.

24

25 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. I WOULD LIKE TO



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1 THANK THE CHAIRS OF THE ADVISORY COMMITTEE FOR YOUR SERVICE  
2 AND FOR JOINING US TODAY. I KNOW YOU ALL HAVE VERY BUSY  
3 SCHEDULES. POLICY MAKERS WE HAVE BENEFITTED FROM YOUR  
4 EXPERIENCE DURING THE LAST SEVERAL YEARS IT'S BEEN  
5 TREMENDOUSLY VALUABLE TO HAVE PRACTITIONERS AND IMPLEMENTERS  
6 AT THE TABLE AS WE DESIGN POLICIES AND PROGRAMS THIS IS  
7 ESPECIALLY IMPORTANT SINCE WE'RE EMBARKING ON AND THINKING  
8 ABOUT A POTENTIAL REVENUE MEASURE. SIMILARLY, I WILL LIKE TO  
9 THANK N ADVANCE, THE CO-CHAIRS OF THE REGIONAL HOUSING  
10 STAKEHOLDER COMMITTEE. IT SEEMS LIKE I'M HAVING FLASHBACKS TO  
11 THE CASA [LAUGHTER] CONVENINGS. AGAIN, I -- AND THE FACT THAT  
12 YOU GUYS ARE ACTUALLY BACK IN THIS AGAIN AND DECIDED TO  
13 REENGAGE IS REALLY IMPORTANT. APPRECIATE THE TIME YOU'RE  
14 INVESTING TODAY TO JOIN US HERE TODAY ENSURING THAT THERE IS  
15 ALIGNMENT BETWEEN OUR AGENCIES AND WORK WITH STAKEHOLDERS THAT  
16 YOU WERE LEADING OUTSIDE OF THIS BUILDING. IT'S VITALLY  
17 IMPORTANT AND JUST AS IMPORTANT I APPRECIATED THE AMOUNT OF  
18 TIME AS I SAID ALREADY THAT YOU ARE DEDICATING TO THIS  
19 EXTERNAL PROCESS. THIS IS NOT A SMALL ASSIGNMENTS THAT WE  
20 REALIZE THAT AND WE THANK YOU FOR STEPPING UP AND OFFERING  
21 YOUR TIME TALENTS AND CERTAINLY EXPERTISE. WELCOME. AND I'LL  
22 NOW HAND IT OVER TO CARRILLO.

23

24 **EFREN CARRILLO:** THANK YOU GOOD AFTERNOON, THANK YOU CHAIR  
25 SCHAFF. THANK YOU CHAIR RAMOS. IT'S TRULY A PLEASURE TO BE



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1    HERE IN THE INTEREST. I'LL KEEP MY REMARKS SHORT. IT'S AN  
2    HONOR TO BE HERE AS WELL FOR THE BETTER PART OF THE LAST FOUR  
3    YEARS THE ADVISORY COMMITTEE HAS WELCOMED THE OPPORTUNITY TO  
4    PROVIDE STAKEHOLDER AND POLICY AGAINST THAT HELPS SHAPE  
5    REGIONAL AFFORDABLE HOUSING FINANCE STRATEGIES PRIORITIES AND  
6    RECOMMENDATIONS FOR THE AUTHORITY AND ABAG. MORE WILL BE  
7    COVERED LATER THIS AFTERNOON AS PART OF TODAY'S AGENDA. I  
8    WOULD LIKE TO THANK THE CHAIRS AND THE LEADERSHIP OF BAHFA AND  
9    FOR ABAG FOR MOVING FORWARD WITH THIS JOINT MEETING FORMAT. WE  
10   CERTAINLY ARE ENCOURAGED TO SEE THIS MOVING FORWARD IN THIS  
11   FORMAT AS WELL. I BELIEVE I CAN SPEAK FOR THE FULL ADVISORY IN  
12   SAYING THAT WE ARE EXCITED TO BRING OUR TECHNICAL EXPERTISE  
13   FORWARD, ALONGSIDE ALL THE POLICY MAKERS AND DECISION MAKERS  
14   THAT ARE PART OF THIS BODY. THAT CONCLUDES MY REPORT, AND  
15   REALLY LOOK FORWARD TO TODAY'S DISCUSSION.

16

17   **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** THANK YOU THAT. CONCLUDES  
18   THE CHAIR'S REPORT. BUT WE HAVE ONE OTHER CHAIR HERE THAT I  
19   THINK WOULD LIKE TO CHIME IN AND THAT'S THE CHAIR OF MTC,  
20   CHAIR NOACK.

21

22   **SUE NOACK:** YES, AND I WANT TO THANK ALL OF YOU AS WELL, AND I  
23   AM SURE IF BELIA WAS HERE AS THE CHAIR, PRESIDENT OF ABAG, SHE  
24   WOULD ALSO MAKE THESE COMMENTS. I JUST WANT TO THANK EVERYBODY  
25   FOR BEING HERE, INCLUDING ITS REVIEW, MARINE I'M SORRY WE



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1 MISSED YOU THE OTHER NIGHT BUT THANK YOU TO JENNIFER AND ANNE  
2 FOR JOINING US FOR DINNER TO GET TO KNOW THE TWO CHAIRS OF MTC  
3 AND ABAG BETTER. JUST THANK YOU ALL FOR PARTICIPATING. THESE  
4 ARE GOING TO BE HEAVY LIFTS OVER THE NEXT YEAR AND A HALF AND  
5 JUST APPRECIATE EVERYBODY'S WILLING TO PARTICIPATE AND JOIN US  
6 IN THIS EFFORT. SO, THANK YOU.

7

8 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** CHAIR ROMERO, OVER TO YOU.

9

10 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. THIS IS ITEM NUMBER  
11 FIVE, WHICH IS THE ABAG HOUSING COMMITTEE'S CONSENT CALENDAR.  
12 WE HAVE ONE ITEM ON THE CONSENT CALENDAR. IS THERE A MOTION?

13

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

15

16 **SPEAKER:** I'LL SECOND THE MOTION.

17

18 **CLERK, FRED CASTRO:** MAY WE PLEASE HAVE PUBLIC COMMENT ON THE  
19 PREVIOUS ITEM?

20

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

22

23 **CLERK, FRED CASTRO:** AND ON THAT NO WRITTEN COMMENTS, NO PUBLIC  
24 MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT, NONE IN THE  
25 ATTENDEE SPACE AND NONE AT THE REMOTE LOCATIONS. THANK YOU.



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1

2 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. OKAY. IT'S HANDED

3 BACK TO THE INFIRMARY SIDE HERE. [LAUGHTER] SO, WITH THAT, I

4 THINK WE HAD AN ON THE FLOOR MOTION AND A SECOND. IS THAT

5 CORRECT? OKAY. SO, MOTOYAMA AND PAT EKLUND. RIGHT? SO, IS

6 THERE ANY DISCUSSION FROM ABAG HOUSING COMMITTEE MEMBERS?

7 NONE. IS THERE ANY PUBLIC THAT WANT'S TO SPEAK ON THISON THIS

8 ITEM NO WRITTEN COMMENTS RECEIVED NO MEMBERS OF THE PUBLIC IN

9 THE BOARDROOM FOR PUBLIC COMMENT NONE IN THE ATTENDEE SPACE

10 NONE AT THE TO HAVE LOCATIONS.

11

12 **CHAIR, CARLOS ROMERO, ABAG HC:** EXCELLENT PLEASE CONDUCT ROLL

13 CALL VOTE ON THE MOTION.

14

15 **CLERK, FRED CASTRO:** MOTION MOTOYAMA SECOND ECKLUND. COUNCIL

16 MEMBER ADAMS?

17

18 **NANCY ADAMS:** YES.

19

20 **CLERK, FRED CASTRO:** CAMPOS? IS CURRENTLY OUT OF THE.

21

22 **SPEAKER:** SHE JUST STEPPED OUT.

23

24 **CLERK, FRED CASTRO:** THANK YOU. NOT PRESENT AT THE MOMENT.

25 CARLSON? ABSENT. ECKLUND?



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1

2 **PAT ECKLUND: AYE.**

3

4 **CLERK, FRED CASTRO: FIFE?**

5

6 **CARROLL FIFE: AYE.**

7

8 **CLERK, FRED CASTRO: BAS?**

9

10 **NIKKI FORTUNATO-BAS: AYE GAUTHIER?**

11

12 **SPEAKER: YES.**

13

14 **CLERK, FRED CASTRO: MARTINEZ-BELTRAN?**

15

16 **YVONNE MARTINEZ-BELTRAN: AYE.**

17

18 **BOARD CLERK: MOTOYAMA?**

19

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

21

22 **CLERK, FRED CASTRO: RABBITT IS ABSENT. SUPERVISOR RAMOS? IS**

23 **ABSENT. COUNCIL MEMBER ROMERO?**

24

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



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1

2 **CLERK, FRED CASTRO:** THANK YOU. COUNCIL MEMBER CAMPOS HAS NOT  
3 RENDER. MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

4

5 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** ALL RIGHT. WE'RE ON TO ITEM  
6 SIX, THIS IS THE BAHFA OVERSIGHT COMMITTEE ACTION ITEM. IS  
7 THERE A MOTION AND A SECOND FROM THE BAHFA OVERSIGHT COMMITTEE  
8 TO APPROVE THE CONSENT CALENDAR?

9

10 **V. CHAIR, MARGARET ABE-KOGA:** MOTION TO APPROVE, ABE-KOGA.

11

12 **GINA PAPAN:** PAPAN SECONDS.

13

14 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** THANK YOU. IS THERE A  
15 DISCUSSION BY MEMBERS ON THIS MOTION? WILL THE SECRETARY  
16 PLEASE INFORM US OF PUBLIC COMMENT SUBMITTED FOR THIS ITEM OR  
17 WHETHER THERE ARE MEMBERS OF THE PUBLIC WHO WISH TO GIVE  
18 PUBLIC COMMENT UPON ON THIS ITEM NO WRITTEN COMMENTS RECEIVED  
19 NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT  
20 NONE IN THE ATTENDEE SPACE NONE AT THE TELECONFERENCE  
21 LOCATIONS. THANK YOU.

22

23 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** ALL RIGHT F THE SECRETARY  
24 COULD PLEASE CONTACT A ROLL CALL FOR THE VOTE, MADE MOTION BY  
25 ABE-KOGA, SECOND BY PAPAN FOR THE BAHFA OVERSIGHT COMMITTEE



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1 CONSENT CALENDAR.

2

3 **CLERK, FRED CASTRO:** YEAH. SUPERVISOR ABE-KOGA?

4

5 **V. CHAIR, MARGARET ABE-KOGA:** AYE.

6

7 **CLERK, FRED CASTRO:** COUNCIL FLEMING?

8

9 **VICTORIA FLEMING:** YES.

10

11 **CLERK, FRED CASTRO:** MAYOR LEE? MANFREE? MELGAR? IS ABSENT.

12 MILEY? COMMISSIONER PAPAN? SUPERVISOR RAMOS? IS ABSENT. MOTION

13 PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

14

15 **EFREN CARRILLO:** GREAT THANK YOU. I BELIEVE I SAID CHAIR RAMOS

16 AND I MEANT CHAIR ROMERO IN MY INITIAL COMMENT.

17

18 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. NO PROBLEM.

19

20 **EFREN CARRILLO:** THANK YOU APPRECIATE THAT. AGENDA ITEM SEVEN A

21 APPROVAL OF THE BAHFA ADVISORY COMMITTEE MINUTES OF APRIL

22 23RD, 2026. THIS IS AN ADVISORY COMMITTEE ACTION ITEM I'LL

23 LOOK FOR A MOTION AND SECOND FROM THE BAHFA ADVISORY COMMITTEE

24 TO APPROVE THE BAHFA ADVISORY COMMITTEE CONSENT CALENDAR?

25



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1 **SPEAKER:** SO MOVED.

2

3 **EFREN CARRILLO:** DO I HAVE A SECOND?

4

5 **SPEAKER:** SECOND.

6

7 **EFREN CARRILLO:** DISCUSSION ON THE MOTION? SEEING NONE. LOOK TO  
8 THE SECRETARY TO INFORM US OF PUBLIC COMMENT SUBMITTED FOR  
9 THIS ITEM OR WHETHER THERE ARE MEMBERS OF THE PUBLIC WISHING  
10 TO PROVIDE PUBLIC COMMENTS NO WRITTEN COMMENTS RECEIVED FOR  
11 THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM  
12 WISHING TO SPEAK ON THIS ITEM.

13

14 **EFREN CARRILLO:** THANK YOU GREAT ON THE MOTION AND SECOND WILL  
15 THE SECRETARY PLEASE CONDUCT ROLL CALL.

16

17 **CLERK, FRED CASTRO:** IF I COULD HAVE CONFIRMATION OF THE  
18 SECOND?

19

20 **SPEAKER:** YES.

21

22 **CLERK, FRED CASTRO:** ALMANZA? ASHOORI? IS ABSENT. CARRILLO?

23

24 **EFREN CARRILLO:** AYE.

25



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1 **CLERK, FRED CASTRO:** HERNANDEZ? MERRIMAN?

2

3 **SPEAKER:** AYE.

4

5 **CLERK, FRED CASTRO:** RAMIREZ? IS IS ABSENT. THOMAS?

6

7 **SPEAKER:** AYE.

8

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

10

11 **CLERK, FRED CASTRO:** PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

12

13 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** ALL RIGHT LET'S GET TO THE

14 MEAT OF THE MEETING ITEM EIGHT IS THE ABAG HOUSING COMMITTEE

15 AND BAHFA OVERSIGHT COMMITTEE BAHFA ADVISORY COMMITTEE

16 INFORMATIONAL ITEM OVERVIEW OF BAHFA ADVISORY COMMITTEE. MR.

17 SAVER WILL YOU PLEASE GIFT REPORT.

18

19 **DANIEL SAVER:** YES THANK YOU TO THE TEAM FOR PULLING IT UP.

20 VERY DELIGHTFUL TO SEE ALL OF YOU TODAY KIND OF THIS MIGHTY

21 GROUP ASSEMBLED AS THE CHAIR SAID I WANT TO QUICKLY WALK

22 THROUGH AS WE HAVE THE AUTOMOBILE GROUPING OF ALL THREE BODIES

23 JUST QUICK REMINDER ABOUT THE ROLE OF THE ADVISORY COMMITTEE

24 KIND OF WRIT LARGE THIS IS RELATIVELY SWEPT ITEM NEXT ITEM IS

25 THE MEAT OF WHAT WE'LL BE TALKING ABOUT. NEXT SLIDE. I'LL MOVE



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1 RAPIDLY JUST OUR STATUTE WE ARE SPENDING A LOT OF TIME TALKING  
2 ABOUT OUR STATUTE KIND OF WHAT'S IN OUR STATUTE WHAT'S  
3 REQUIRED WHAT WE WANT TO SEE SHIFT THIS IS KEY LOCATED WITHIN  
4 OUR STATUTE IT REQUIRES THE TWO BOARDS FORM AN ADVISORY  
5 COMMITTEE SETS FOR CERTAIN REQUIREMENTS OF WHAT THIS ADVISORY  
6 COMMITTEE SHOULD BE SPECIFICALLY ADVISORY COMMITTEE IS JOINTLY  
7 APPOINTED BY BOTH BAHFA BOARD AS WELL AS ABAG EXECUTIVE BOARD  
8 IT HAS UP TO 11 MEMBERS WITH TECHNICAL KNOWLEDGE RELATED TO  
9 AFFORDABLE HOUSING FINANCE DEVELOPMENT TENANT PROTECTIONS  
10 PRESERVATION KIND OF COVERING ALL THE THREE P'S  
11 RESPONSIBILITIES OF THIS BODY TO PROVIDE CONSULTATION AND MAKE  
12 RECOMMENDATIONS TO THE DECISION-MAKING BODY SO IT'S AN  
13 ADVISORY BODY NOT A DECISION-MAKING BODY BUT DOES HAVE  
14 SPECIFIC STATUTORY REQUIREMENTS WHERE WE NEED TO OBTAIN THE  
15 ADVICE OF THE ADVISORY BODY IN ORDER TO MOVE FORWARD ON KEY  
16 FUNDING GUIDELINES AS WELL AS A POTENTIAL FUTURE REGIONAL  
17 REVENUE MEASURE. GENERALLY SPEAKING WE HAVE A STRUCTURE SO  
18 THAT THE ADVISORY COMMITTEE MEETS ON THE FINAL OR FOURTH  
19 THURSDAY OF EVERY MONTH WE HAVE TYPICALLY BROUGHT ITEMS TO THE  
20 ADVISORY COMMITTEE THEN ABOUT THREE WEEKS LATER BROUGHT IT TO  
21 THE OVERSIGHT AND JOINTS HOUSING COMMITTEES YOU'RE SEEING EACH  
22 OTHER HERE IN-PERSON FOR THE FIRST TIME KIND OF ALL  
23 COLLECTIVELY BUT ONE OF THE THINGS I WANT TO UNDER SCORE  
24 ESPECIALLY TO MEMBERS OF THE ABAG HOUSING COMMITTEE AND BAHFA  
25 OVERSIGHT COMMITTEE IS THAT YOU HAVE SEEN THE BENEFITS OF THE



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1 EXPERTISE OF THE ADVISORY COMMITTEE AS THOSE MATERIALS HAVE  
2 BEEN BROUGHT FORWARD TO YOU SO WE'LL OFTEN GET FEEDBACK FROM  
3 COUNCIL FROM ADVISORY COMMITTEE THEN AS NECESSARY MAKE TWEAKS  
4 TO THOSE ITEMS THEN BRING THEM FORWARD SO THIS IS A UNIQUE  
5 OPPORTUNITY TO HAVE ALL THREE GROUPS TOGETHER AT ONCE BASED ON  
6 PARTICULAR TOPICS BUT KIND OF THE NORMAL CADENCE IS THAT THEY  
7 WILL, THE ADVISORY COMMITTEE WILL MEET FIRST PROVIDE  
8 CONSULTATION GENERALLY THEN WE'LL MOVE IT TO THE POLICY  
9 MAKERS. NEXT SLIDE. JUST A QUICK HISTORY WE FIRST STARTED WITH  
10 AN INTERIM ADVISORY COMMITTEE BACK IN 2020 AS WE WERE THINKING  
11 MOVING FORWARD WITH A REVENUE MEASURE IN NOVEMBER 2020 YOU GOT  
12 TO REACH BACK INTO THE MEMORY LOGS FOR THAT ONE. THIS WAS AN  
13 ADVISORY COMMITTEE IN BAHFA'S INFANCY WE HAD NO DEDICATE STAFF  
14 NO DEDICATED FUNDING SO THE INTERIM ADVISORY COMMITTEE AS ITS  
15 NAME SUGGESTED WAS LIMITED IN ITS SCOPE TO ENABLE US TO  
16 FULFILL A STATUTORY OBLIGATION IN ORDER TO PURSUE A MEASURE IN  
17 NOVEMBER 2022 COVID HAPPENED WE DID NOT PURSUE THE BOARD CLOSE  
18 NOT TO PURSUE A MEASURE SO THE INTERIM ADVISORY COMMITTEE WENT  
19 ON ICE THEN IN 2022 AFTER BAHFA RECEIVED OUR START UP FUNDING  
20 AND HIRED STAFF WE WERE ABLE TO IMPANEL THE KIND OF REGULAR  
21 ADVISORY COMMITTEE AS WE HAVE IT NOW THIS ADVISORY COMMITTEE  
22 HAS BEEN MEETING FOR THE LAST FOUR YEARS TO ADVISE STAFF AS  
23 WELL AS ON KEY ISSUES SOME OF THE BIG THINGS THE ADVISORY  
24 COMMITTEE WORKED HO IS EXHAUSTIVE INCLUDE SUPPORTING AS WE  
25 DEPEND OUR BUSINESS PLAN EQUITY FRAMEWORK THAT WAS EMBEDDED



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1 WITHIN THE BUSINESS PLAN THEN IMPORTANTLY REGIONAL MEASURE  
2 FOUR AS WELL AS A VARIETY OF ALL OUR PILOT PROGRAMS THAT WE  
3 HAVE PUT OUT EVALUATED THEN CONTINUE TO MOVE FORWARD IN THE  
4 LAST NUMBER OF YEARS AFTER RM4 WAS REMOVED FROM THE BALLOT WE  
5 HAVE BEEN WORKING WITH ALL OF YOU ASSEMBLED HERE ON THE  
6 STRATEGIC PLAN FOR BAHFA SO THE POLICY MAKERS HAVE BEEN  
7 WORKING ON THAT BUT THAT'S ONE OF THOSE ITEMS WHERE WE'RE  
8 WORKING WITH THE ADVISORY COMMITTEE ALONGSIDE POLICY MAKERS TO  
9 INCORPORATES TECHNICAL EXPERTISE ALONG WITH POLICY GUIDANCE WE  
10 RECEIVE FROM ALL OF YOU. NEXT SLIDE. QUICK LIST OF NAMES AND  
11 AFFILIATIONS TO GO WITH FACES WE HAVE ASSEMBLED AROUND THE  
12 DAIS. RUNNING THROUGH QUICKLY DIRECTOR ALMANZA, DIRECTOR  
13 ASHOORI, CHAIR CARRILLO, HERNANDEZ, MERRIMAN, DIRECTOR  
14 RAMIREZ, THOMAS, WHITMAN. AS YOU CAN SEE FROM THE LIST OF  
15 AFFILIATIONS, THE INTENTION OF THE BOARDS WHEN THE BOARDS  
16 APPOINTED THIS MEMBERS WAS TO HAVE A BREADTH OF EXPERTISE  
17 EXPOSURE EXPERTISE THAT COVERED ALL THREE P'S AS WELL AS  
18 VARIETY OF GEOGRAPHICS, AS WELL AS VARIETY PRACTICE AREAS IF  
19 YOU WILL WITHIN THE SECTOR PUBLIC SECTOR FOLKS PRIVATE SECTOR  
20 FOLKS NON-PROFITS DEVELOPERS SERVICE PROVIDERS ET CETERA. IT'S  
21 BEEN A TREAT TO WORK WITH YOU ALL ON THE ADVISORY COMMITTEE.  
22 I'M VERY GLAD THAT WE'RE NOW ABLE TO HAVE ALL THE EXPERTISE  
23 THAT WE HAVE BENEFITTED DIRECTLY HEARING FROM YOU BROUGHT  
24 TOGETHER WITH THIS BODY AS WE THINK ABOUT MOVING FORWARD WITH  
25 A REVENUE MEASURE. SO, WITH THAT, I'LL CONCLUDE THE



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1 PRESENTATION. AND I'M HAPPY TO TAKE ANY QUESTIONS.

2

3 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** IS THERE ANY DISCUSSION BY  
4 MEMBERS OF ANY OF THE COMMITTEES? AND I JUST ASK, AS WE MOVE  
5 INTO A DISCUSSION, WOULD MEMBERS OF THE ADVISORY COMMITTEE  
6 REINTRODUCE YOURSELVES SINCE WE'RE ALL -- AND MAYBE WE'LL DO  
7 THE SAME, AS WE'RE ALL GETTING TO KNOW EACH OTHER AS WE'RE  
8 MOVING TOGETHER. THIS IS AN ADVISORY ITEM. DO WE NEED A  
9 MOTION, MR. CLERK?

10

11 **CLERK, FRED CASTRO:** THIS IS AN INFORMATION ITEM.

12

13 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** THEN, YEAH, I WILL NOT ASK  
14 FOR A MOTION. MAY WE ASK ABOUT PUBLIC COMMENT.

15

16 **CLERK, FRED CASTRO:** YES, MA'AM NO PUBLIC COMMENTS RECEIVED FOR  
17 THIS ITEM, NO WRITTEN COMMENTS NO MEMBERS IN THE BOARDROOM FOR  
18 PUBLIC COMMENT NONE IN THE ATTENDEE SPACE, NONE AT THE  
19 TELECONFERENCE LOCATIONS.

20

21 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** GREAT. MAY I MOVE ON TO ITEM  
22 NINE?

23

24 **CLERK, FRED CASTRO:** YES, MA'AM.

25



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1 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** ALL RIGHT. WE'RE GOING TO  
2 TALK ABOUT OUR FAVORITE SUBJECT, BAHFA'S ENABLING LEGISLATION.  
3 THIS IS AN UPDATE ON THE REGIONAL HOUSING STAKEHOLDER  
4 COMMITTEE, WHICH IS AN EXTERNAL NON-GOVERNMENTAL MULTI-SECTOR  
5 GROUP CONVENING TO GENERATE ALIGNMENT ON KEY POLICY ISSUES  
6 AFFECTING BAHFA'S ENABLE APPROXIMATING LEGISLATION AND A  
7 POTENTIAL FUTURE REGIONAL HOUSING MEASURE AS EARLY AS 2028.  
8 I'M SURE THE ATTORNEYS WOULD WANT ME TO ALSO DISCLOSE, I DO  
9 SIT ON THE STAKEHOLDER GROUP IN MY CAPACITY AS A CEO OF THE  
10 BAY AREA COUNCIL. SO, I DO WANT TO DISCLOSE THAT. THIS IS AN  
11 ABAG HOUSING COMMITTEE AND BAHFA OVERSIGHT COMMITTEE, AND  
12 BAHFA ADVISORY COMMITTEE INFORMATIONAL ITEM. DANIEL SAVER WILL  
13 KICKOFF THE REPORT BUT BOY ARE WE EXCITED TO HAVE THREE  
14 AMAZING GUESTS, THREE AMAZING WOMEN LEADERS WHO ARE GOING TO  
15 BE HELPING LEAD THIS CONVERSATION, LEADING A SOLUTION TO THE  
16 BAY AREA'S HOUSING CRISIS IS NO SMALL FEAT AND THERE WAS  
17 TREMENDOUS CONSIDERATION, CONVERSATION, ABOUT WHAT IS KIND OF  
18 THE PERFECT TRINITY OF LEADERSHIP. AND I WILL SPEAK FOR MYSELF  
19 THAT THERE ARE NO THREE PEOPLE THAT WE COULD PUT MORE FAITH IN  
20 TO LEAD THIS REALLY COMPLICATED CONVERSATION AT A VERY  
21 COMPLICATED TIME. MARIA NOEL FERNANDEZ IS THE EXECUTIVE  
22 DIRECTOR OF WORKING PARTNERSHIPS USA, JENNIFER MARTINEZ IS THE  
23 VICE PRESIDENT OF POLICY AND INNOVATION AT THE SAN FRANCISCO  
24 FOUNDATION, AND ANNE SILVERBERG IS THE CEO OF RELATED  
25 CALIFORNIA AND NORTHWEST AFFORDABLE. SO THANK YOU FOR MAKING



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1 TIME TO JOIN US TODAY, IN-PERSON, AND THE AMAZING AMOUNT OF  
2 TIME WE KNOW YOU HAVE BEEN DEDICATING TO THIS EFFORT. SO MR.  
3 SAVER PLEASE GET US STARTED WITH THE REPORT.

4

5 **DANIEL SAVER:** THANK YOU VERY MUCH CHAIR. HAPPY TO WALK US  
6 THROUGH. IF YOU GO TO THE NEXT SLIDE, YOU WILL SEE THIS IS A  
7 TWO-PART PRESENTATION. I'M GOING TO START WITH BACKGROUND AS  
8 WELL AS DISCUSS SPECIFICS OF WHAT WE'RE DOING AS THE PUBLIC  
9 SECTOR AGENCIES AS PART OF THIS HYBRID APPROACH THEN I'M GOING  
10 TO TURN THE MIC OVER TO THE THREE CO-CHAIRS WHOLE WALK THROUGH  
11 THE SECOND HALF OF THE PRESENTATION TO TALK ABOUT THE EXTERNAL  
12 REGIONAL HOUSING STAKEHOLDER COMMITTEE AND PROCESS THERE THEN  
13 AS WE'RE DISCUSSING THIS TALKING BROADLY WOULD BE HAPPY TO  
14 HAVE CONVERSATION ABOUT THIS AND THE WAY THESE THINGS ARE  
15 CONNECTING TOGETHER. NEXT SLIDE PLEASE. GROUNDING US BROADLY  
16 IN THE WORK THAT ALL OF YOU UP ON THE DAIS HAVE BEEN DOING FOR  
17 THE LAST TWO YEARS, WE HAVE BEEN, SINCE ABOUT EARLY 2025,  
18 WORKING ON A NEW STRATEGIC PLAN FOR BAHFA. VERY HAPPY TO SAY  
19 WE HAVE BEEN ABLE TO COMPLETE THAT STRATEGIC PLAN PROCESS,  
20 WHICH CHARTS A PATH FOR BAHFA TO MOVE FORWARD OVER THE NEXT  
21 NEAR-TERM TO MAKE A DIFFERENCE IN THE REGION TO IMPROVE  
22 AFFORDABILITY, HOUSING AFFORDABILITY, AND HOUSING STABILITY IN  
23 THE NEAR-TERM AS BEST WE CAN WITH LIMITED RESOURCES, WHILE  
24 BUILDING TOWARDS SELF-SUFFICIENCY SO WE CAN SUSTAINABLY  
25 PROVIDE THOSE SERVICES AND HAVE THAT IMPACT ACROSS THE REGION.



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1 WHILE ALSO HOLDING THE BIG VISION TO LIVE UP TO WHAT BAHFA'S  
2 MANDATE TRULY IS IN OUR STATUTE, WHICH IS TO BRING A  
3 TRANSFORMATIVE LEVEL OF RESOURCES TO OUR REGION. SO THAT WE  
4 CAN ACTUALLY ATTACK THIS PROBLEM AT THE SCALE NECESSARY. I  
5 THINK ONE THING I WANT TO GROUND US WITH THIS SLIDE IS THE  
6 IDEA THAT WE'RE NOT REALLY STARTING THE CONVERSATION TODAY.  
7 THIS CONVERSATION HAS BEEN SEATED OVER THE LAST SEVERAL YEARS  
8 AND IT'S JUST EVOLVING INTO A NEW PART OF THE CONVERSATION, A  
9 NEW PHASE OF THE CONVERSATION, AS WE EMBARK UPON STAKEHOLDER  
10 ENGAGEMENT TO LOOK TOWARDS A MEASURE AS EARLY AS 2028. NEXT  
11 SLIDE PLEASE. YOU HAVE SEEN THIS SLIDE BEFORE IT'S WORTH  
12 REITERATING THAT THE OUTCOME OF THAT STRATEGIC PLANNING  
13 PROCESS WAS TO HAVE A THREE PHASED APPROACH AND LARGELY THIS  
14 IS TRYING TO DRAW UPON LESSONS WE HAVE LEARNED BOTH FROM  
15 REGIONAL MEASURE FOUR, PROPOSITION FIVE, BUT ALSO OTHER  
16 EFFORTS LOOKING BACK ALL THE WAY TO CASA, TRANSPORTATION  
17 REVENUE SELECT COMMITTEE ALSO LOOKING OUTSIDE OF OUR REGION TO  
18 SUCCESSFUL EFFORTS TO STAND UP OUR SISTER AGENCY IN LOS  
19 ANGELES, LACASA SO IS THE INTENTION OF BUILDING OUT THIS  
20 MULTI-PHASE PROCESS IS TO TRY TO TAKE THE BEST BITS THAT WE  
21 COULD IDENTIFY FROM ALL THESE PRIOR EFFORTS AND WEAVE THEM  
22 TOGETHER BASED ON OUR CURRENT REALITIES THERE IS NO COOKIE  
23 CUTTER COPY AND PASTE LIKE SOMEBODY ELSE DID IT THIS WAY LET'S  
24 JUST FOLLOW THIS PLAYBOOK WE HAVE TO BE ABLE TO WORK KIND OF  
25 COLLABORATIVELY AND ORGANICALLY TO ADAPT THOSE BEST PRINCIPLES



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1 INTO WHAT WE'RE DOING NOW. THREE PHASES JUST REMIND US ALL  
2 HERE 501 STAKEHOLDER ENGAGEMENT REALLY THIS YEAR WE'RE GOING  
3 TO BE TALKING ABOUT TODAY WORK WE'RE GOING TO TALK ABOUT FALLS  
4 WITHIN PHASE ONE COLUMN LOOKING AHEAD IN YEARS PHASE TWO  
5 LEGISLATIVE CHANGES THAT WE MAY NEED AS WE POSITION OURSELVES  
6 FOR FUTURE REGIONAL REVENUE MEASURE. CONVERSATIONS IN PHASE  
7 ONE WILL BE FOCUSED ON THINKING ABOUT WHAT CHANGES MIGHT WE  
8 NEED TO MAKE TO OUR STATUTE IN ORDER TO BE PREPARED AND PUT  
9 BEST FOOT FORWARD FOR A REVENUE MEASURE THEN PHASE THREE  
10 ACTUALLY OPPORTUNITY TO THINK ABOUT SHALL WE MOVE FORWARD WITH  
11 REVENUE MEASURE. IF SO WHAT WOULD THAT LOOK LIKE, MECHANICS  
12 AND DETAILS BE. KEY TAKEAWAY HERE IS WE'RE NOT IN PHASE THREE  
13 IT'S EASY TO JUMP AHEAD AND SAY LET'S TALK ABOUT THE MEASURE  
14 AND ALL OF THE DETAILS. POTENTIAL REVENUE MECHANISM, RATE, ET  
15 CETERA. VICE CHAIR SCHAFF HAS GIVEN A GREAT METAPHOR THAT WE  
16 HAVE BEEN DEPLOYING ON THIS WHICH IS THINK ABOUT IT AS  
17 BUILDING A MENU WE'RE NOT ORDERING THE MEAL WE'RE LOOKING AT  
18 THE EXISTING MENU WE HAVE IDENTIFYING WHETHER THERE IS  
19 ANYTHING WE WANT DOWN THE ROAD THEN PHASE ONE PHASE TWO GOING  
20 TO LEGISLATURE AND ADDING THOSE ITEMS TO THE MENU WITH PHASE  
21 THREE BEING DECIDING TO ORDER AND PAY FOR THE MEAL SO THAT  
22 MIGHT BE A THEME WE COME BACK TO DOWN THE ROAD THANK YOU  
23 COMMISSIONER SCHAFF AS I WAS STRUGGLING WITH A METAPHOR. I  
24 THINK OFFERED THAT HELPFULLY. LET'S GO TO THE NEXT SLIDE. MOVE  
25 FORWARD KEY ROLES WE HAVE TAKEN ON WITH YOUR DIRECTION AS



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1 POLICY MAKERS AS PUBLIC SECTOR AGENCIES ONE OF THE GUIDING  
2 PRINCIPLES IN ORDER TO CLARIFY EXPECTATIONS WITH OUR EXTERNAL  
3 STAKEHOLDERS MAKE SURE WE'RE HAVE ALIGNMENT SPEAKING ACROSS  
4 TWO BOARDS SET A GUIDING PRINCIPLE SERVE AS CRITERIA THAT WE  
5 CAN MEASURE A POLICY FRAMEWORK AS WE MOVE FORWARD WITH  
6 PARTNERS I'M GOING TO COME BACK TO THIS. FORMAL PARTICIPATION  
7 BY ALL OF THE U.S. COMMITTEE MEMBERS SO TODAY IS ACTUAL LITE  
8 50 STEP MAKING GOOD ON THIS COMMITMENT AND THREE BODIES THAT  
9 WE HAVE ASSEMBLED HERE. WE HAVE A GREAT GROUP ASSEMBLED HERE  
10 TODAY BUT THERE ARE A LOT OF LOCAL OFFICIALS AND STAKEHOLDERS  
11 WE HAVE ACROSS OUR DIVERSE REGION WE WILL BE MAKING EFFORTS TO  
12 PROACTIVELY ENGAGE WITH THEM. WE HAVE A GREAT UPON FOLKS HERE  
13 WE NEED BROADER SET OF TOUCH POINTS IN ORDER TO BUILD THE TYPE  
14 OF CONSENSUS MOMENTUM WE NEED TO BE SUCCESS. NECESSARILY WE'LL  
15 COLLABORATE CLOSELY WITH EXTERNAL PROCESS AGAIN WE HAVE CO-  
16 CHAIRS HERE TO BE IN DIRECT DIALOGUE WITH YOU, YOU'RE SEEING  
17 THESE ITEMS TODAY IN THE WAY THAT WE'RE TRYING TO IMPLEMENT  
18 THESE IN PRACTICE. NEXT SLIDE. GUIDING PRINCIPLES EMERGED FROM  
19 OUR POLICY MAKERS AS A KEY PREREQUISITE TO MOVE FORWARD WITH A  
20 HYBRID APPROACH WHERE WE'RE WORKING WITH OUTSIDE STAKEHOLDERS  
21 DRAWING ON SUCCESSFUL LESSONS FROM THE PAST SOMETHING USED IN  
22 THE TRANSPORTATION REVENUE SELECT COMMITTEE THAT WAS ABLE TO  
23 HELP CORAL AROUND KEY PRINCIPLES THAT COULD BE GUARDRAILS IN  
24 THE PROCESS AS EVERYTHING MOVED FORWARD WE SHOWED YOU THESE  
25 PRINCIPLES BACK IN APRIL. FIRST IS TO ACHIEVE -- EXCUSE ME --



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1 FIRST ONE IS TO BE PASSABLE. WE NEED TO BE SUCCESSFUL, CAN'T  
2 JUST COME UP WITH A GOOD IDEA IF IT'S NOT ABLE TO MOVE FORWARD  
3 THE GOOD IDEA DOESN'T ACTUALLY IMPROVE HOUSING AFFORDABILITY  
4 AND STABILITY FOR OUR RESIDENTS GOOD IDEAS AREN'T ENOUGH THEY  
5 HAVE TO BE ACHIEVABLE. NEXT IT MUST ACHIEVE SCALE. REVENUE  
6 WE'RE LOOKING TO GENERATE THROUGH WHATEVER MECHANISM MOVING  
7 FORWARD NEEDS TO BE SUFFICIENT THAT IT CAN ACTUALLY DRIVE  
8 OUTCOMES AND MOVE THE NEEDLE FORWARD. IT MAY NOT BE REGIONAL  
9 MEASURE FOUR. THAT WAS A PARTICULARLY AMBITIOUS SCALE SO IT'S  
10 NOT TO SAY THAT'S WHERE THE BAR HAS BEEN SET BUT AS WE TRY TO  
11 WORK ACROSS JURISDICTIONAL BOUNDARIES SCALE IS ONE OF THE KEY  
12 CONSIDERATIONS. NEXT IS TO INNOVATE TO ADD VALUE AND MEET  
13 NEED. SO AS WE THINK ABOUT DEPLOYING FUNDS THEY NEED TO BE  
14 ABLE TO ADD VALUE INTO THE SYSTEM SO THAT WE'RE NOT JUST  
15 BECOMING KIND OF ANOTHER LAYER, ANOTHER COMPLEXITY. WE  
16 ACTUALLY WANT TO BE THINKING ABOUT HOW WE FIT WITHIN AN  
17 ECOSYSTEM SO WE'RE MEETING NEEDS THAT OTHERWISE COULDN'T BE  
18 MET. FOURTH IS TO ENSURE FINANCIAL SUSTAINABILITY. AS ALL HAVE  
19 HEARD OVER THE LAST FEW YEARS WE HAVE REITERATED IN THE  
20 STRATEGIC PLAN PROCESS BAHFA IS DOESN'T HAVE AN ONGOING  
21 DEDICATED SOURCE OF REVENUE SO WHEN IT WAS CREATED ONE OF THE  
22 KEY IDEAS THAT UNDERGIRDS BAHFA IS THE NOTION WE CAN MOVE  
23 FORWARD TO BECOME SELF-SUSTAINING PUBLIC LEARNED IN THE MODEL  
24 AND HOUSING FINANCE AUTHORITIES AND FINANCE AGENCIES THAT ARE  
25 OUT THERE SO ANOTHER CRITICAL GOAL IS TO ENSURE THAT



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1 SUSTAINABILITY IN THE LONG RUN. ULTIMATELY THE GOAL THERE IS  
2 TO SERVE AS A PERMANENT SOURCE OF FINANCE FOR AFFORDABLE  
3 HOUSING ACROSS THE THREE P'S WITHIN OUR REGION SO WE CAN  
4 REGIONAL DOLLARS THAT WE'RE ABLE TO MOVE FORWARD EVEN IN TIMES  
5 OF SCARCITY AT THE STATE OR FEDERAL LEVEL WHICH MANY OF US ARE  
6 FAMILIAR WITH OUR CHALLENGES THESE DAYS. NEXT ADVANCE FAIRNESS  
7 TO MAKE SURE THAT FROM MANY OF THE VIEWS OF OUR STAKEHOLDERS  
8 ESPECIALLY THE KIND OF THINKING ABOUT NINE COUNTIES AND  
9 DIVERSE GEOGRAPHIES THERE IS A SENSE OF REVENUE APPROACH AND  
10 BENEFITS THAT WOULD FLOW FROM A MEASURE THAT ARE FAIR ACROSS  
11 JURISDICTIONAL BOUNDARIES TO DELIVER ON THE THREE P'S WRITTEN  
12 INTO OUR STATUTE WE HAVE THREE PIECE MANDATE THE POLICY  
13 FRAMEWORK COMES OUT OF PHASE ONE STAKEHOLDER ENGAGEMENT SHOULD  
14 ENABLE US TO DELIVER ON THE THREE P'S MANDATE FINALLY TO BE  
15 ADMINISTRATABLE THE IDEA HERE IS WE CAN ALSO HAVE A PERFECT  
16 IDEA WE CAN'T THAT ISN'T GOING TO BE SUCCESSFUL BUT ONE THAT  
17 WE CAN IMPLEMENT. HAVE PRACTITIONERS TOGETHER WITH POLICY  
18 MAKERS AS WE'RE STARTING TO MOVE TOWARDS DECISION-MAKING. ALL  
19 RIGHT NEXT SLIDE THIS IS MY LAST ONE THEN I'LL TURN THE MIC  
20 OVER. THIS IS LAYING OUT MORE DETAIL THAN I HAVE SHOWN YOU IN  
21 THE PAST ABOUT WHAT LOCAL GOVERNMENT ENGAGEMENT STRATEGY WILL  
22 BE. A BIG FOCUS FOR US AS STAFF IN THE NEXT SEVERAL MONTHS.  
23 THERE WILL BE AT LEAST FOUR COMPONENTS THAT WE HAVE IDENTIFIED  
24 FOR THIS TO HAVE BROAD OUTREACH. SO THERE IS GOING TO BE OTHER  
25 WAYS WHERE WE'RE GETTING VERY DEEP ENGAGEMENT FROM ALL OF YOU



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1 BUT WE NEED TO BROADEN THAT PROMPT ONE IS IT GO OUT INTO THE  
2 FIELD AND PRESENT, ADD BODIES OF ELECTED OFFICIALS IN ALL NINE  
3 COUNTIES WE'RE ALREADY STARTING TO DISCUSS WITH YOU WHERE ARE  
4 THE APPROPRIATE PLACES TO GO IN EACH COUNTY TO DO THAT. SECOND  
5 WE'RE PLANNING TO LAUNCH A SURVEY FOR LOCAL ELECTED OFFICIALS  
6 SO EVEN IF PEOPLE CAN'T COME TO A MEETING THERE WILL BE WAY  
7 THEY CAN PROVIDE INPUT THAT WE CAN RECORD THAT AND REFER BACK  
8 TO T THIRD IS A WEBINAR SIMILARLY WE CAN GO OUT INTO THE FIELD  
9 WHERE PEOPLE ARE AT EVERYBODY MIGHT NOT BE THERE A WEBINAR  
10 SOMETHING WE CAN DO ONCE HAVE BROAD TOUCH POINTS THEN HAVE  
11 THAT LIVE ON OUR WEBSITE SO THAT'S AVAILABLE THEN FINALLY PLAN  
12 TO CONVENE THE LOCAL HOUSING STAFF SOMETHING WE HAD DONE IN  
13 THE LEAD UP TO THE REGIONAL MEASURE FOR NOT JUST ELECTED  
14 OFFICIALS WOULD BE MAKING POLICY BUT ALSO IMPLEMENTERS AT  
15 STAFF LEVEL SO THAT WE'RE WEAVING TOGETHER THROUGHOUT THE  
16 PROCESS. WITH THAT, NEXT SLIDE, THEN TURN OVER TO THE THREE  
17 CO-CHAIRS TO MOVE US FORWARD.

18

19 **SPEAKER:** OKAY. GOOD AFTERNOON EVERYONE. THANK YOU SO MUCH FOR  
20 HAVING US WITH YOU ALL. THANK YOU FOR THE WARM INTRODUCTION,  
21 DIRECTOR SCHAFF. AGAIN, I'M MARIA NOEL FERNANDEZ, I'M THE  
22 EXECUTIVE DIRECTOR OF WORKING PARTNERSHIPS USA BASED IN SANTA  
23 CLARA COUNTY AND I'LL HAVE MY CO-CHAIRS INTRODUCE THEMSELVES  
24 IN JUST A MOMENT. BUT ON BEHALF OF THE CO-CHAIRS REALLY JUST  
25 WANT TO EXPRESS OUR GRATITUDE FOR HAVING THIS SPACE, HEARING



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1 FROM US, AND REALLY BEING IN DEEP PARTNERSHIP MOVING FORWARD.  
2 SO MUCH APPRECIATION I'M REALLY LOOKING FORWARD TO OUR  
3 CONTINUED WORK TOGETHER. WHY DON'T WE DO JUST AGAIN BRIEF  
4 INTRODUCTIONS THEN WE'LL DIVE IN.

5

6 **SPEAKER:** HELLO EVERYONE. THANK YOU. I WOULD LIKE TO ECHO MARIA  
7 NOEL AND HER GRATITUDE FOR ALL OF YOU BEING HERE AND INVITING  
8 US TO SPEAK WITH YOU TODAY. THIS IS REALLY, TRULY, AN HONOR.  
9 AND WE'RE VERY, VERY EXCITED ABOUT THIS PHASE THAT WE'RE IN,  
10 AND GETTING TO FUTURE PHASES AS WELL, I'M ANNE SILVERBERG, CEO  
11 -- WHO AM I AGAIN? CEO FOR RELATED CALIFORNIA N NORTHWEST  
12 AFFORDABLE.

13

14 **JENNIFER MARTINEZ:** GOOD AFTERNOON JENNIFER MARTINEZ SAN  
15 FRANCISCO FOUNDATION ALSO VERY GLAD TO BE HERE. WE ARE A  
16 REGIONAL FOUNDATION IN PHILANTHROPY THAT HAS MADE HOUSING OUR  
17 NUMBER ONE PRIORITY TO SOLVE OUR REGIONAL HOUSING  
18 AFFORDABILITY CHALLENGES WE ARE PARTNERS WITH HOLE  
19 ORGANIZATIONS LOCAL GOVERNMENTS IN ALL CANDIDATES ACROSS THE  
20 REGION AND REALLY EXCITED TO BE HELPING PULL THIS STAKEHOLDER  
21 COMMITTEE TOGETHER AS WELL.

22

23 **SPEAKER:** EXCELLENT. WE HAVE -- OH YES, SURE.

24

25 **CLERK, FRED CASTRO:** IF WE COULD DEPUTIZE CHAIR NOACK TO



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1 MAINTAIN QUORUM FOR THE BAHFA OVERSIGHT COMMITTEE PLEASE?

2

3 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** SURE DO WE NEED TO MOTION  
4 FOR THAT?

5

6 **CLERK, FRED CASTRO:** I THINK THE INVITATION AND ACCEPTANCE  
7 WOULD --

8

9 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** I INVITE YOU.

10

11 **SUE NOACK:** THAT'S FINE I'LL BE DEPUTIZED.

12

13 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** THANK YOU. MAYOR LEE IS  
14 STILL IN THE BUILDING. SHE JUST HAD TO STEP OFF THE DAIS. BUT  
15 WILL RETURN AND WITH A NOTE THAT COMMISSIONER NOACK WE CAN  
16 STILL HAVE COMMISSIONER FLEMING PARTICIPATE.

17

18 **SPEAKER:** EXCELLENT THANK YOU LET'S GO AHEAD AND DIVE IN WE  
19 HAVE PREPARED FOR YOU A PRESENTATION TO SHARE THE STRUCTURE WE  
20 HAVE BEEN DEVELOPING SHARE WHAT WE HAVE BEEN PUTTING TOGETHER  
21 WE ARE LOOKING FORWARD TO HEARING YOUR FEEDBACK YOUR THOUGHTS.  
22 LET'S GO AHEAD AND GET STARTED FIRST WE WANT TO START WITH A  
23 DESCRIPTION OF WHAT THE STRUCTURE IS WE'RE DEVELOPING HOW WE  
24 ARE YOUR EXTERNAL STAKEHOLDER PROCESS. NEXT SLIDE HERE. THE  
25 EFFORT WE HAVE DESIGNED REALLY IS DESIGNED TO BE A ROBUST



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1 MULTI-SECTOR ENGAGEMENT PROSTHAT BRINGS TOGETHER STAKEHOLDERS  
2 ACROSS THE BAY AREA, I LOVINGLY SAY THAT IS THE BEAUTIFUL WAY  
3 WE SAY WE ARE HERDING SOME CATS AND WE'RE TRYING TO DO IT IN  
4 THE VERY BEST WAY TO ENSURE THAT PEOPLE ARE HEARD SO THAT THEY  
5 ARE VALUED AND WE ARE BRINGING TOGETHER AND THE GREATEST MINDS  
6 ON THESE ISSUES SO THAT WE COME UP WITH A GREAT RECOMMENDATION  
7 FOR YOU ALL THATPLACE ARES DIFFERENT SECTORS AND DIFFERENT  
8 GEOGRAPHIES. SO WE'RE HERE AT STRUCTURE I WOULD LIKE TO GO  
9 THROUGH SOME OF THE CONSTITUENTS PARTS OF HOW WE HAVE BEEN  
10 DEVELOPING OUR STRUCTURE SO YOUR CO-CHAIRS GOAL OF PROVIDING  
11 STRATEGIC DIRECTION LEADERSHIP TO THE ENTIRE STAKEHOLDER  
12 COMMITTEE OUR HOPE IS THAT WITH OUR LEADERSHIP WE ARE  
13 ANTICIPATING AND HELPING RESOLVE CONFLICTS THAT NAY ARISE  
14 STEERING THE GROUP TO A PATH TOWARDS SUCCESS AND ENSURING THAT  
15 THE POLICY DESIGN IS FEASIBLE AND IMPLEMENTABLE WE THEN HAVE  
16 THE COORDINATING COMMITTEE WHICH IS ON THE LEFT SIDE OF THE  
17 SLIDE YOU'RE LOOKING AT HERE THE COORDINATING COMMITTEE IS THE  
18 PURPOSE TO MANAGE INFRASTRUCTURE OF THE PROCESS MANAGING  
19 TIMELINES SUPPORTING US AS CO-CHAIRS AND REALLY STAFFING THE  
20 COMMITTEE AND SUBCOMMITTEES. AND IT'S IMPORTANT TO NOTE HERE  
21 THAT THE FOLKS THAT YOU SEE HERE UNDER COORDINATING COMMITTEE  
22 ARE NOT MEMBERS OF THE REGIONAL HOUSING STAKEHOLDER COMMITTEE.  
23 THEN WE HAVE SUBCOMMITTEES. WE'LL GO OVER IN DETAIL IN JUST A  
24 BIT HOW ROBUST THE GROUP IS AND WE KNOW THERE IS A LOT OF WORK  
25 THAT WE NEED TO GET INTO DETAILS AROUND. WE'RE DEVELOPING



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1 SUBCOMMITTEES YOU SEE HERE THREE SUBCOMMITTEES LISTED AROUND  
2 THE REVENUE MECHANISMS, ELIGIBLE USES, AND LABOR STANDARDS,  
3 WE'LL GO INTO THOSE IN DETAIL IN A MOMENT. THE IDEA HERE WITH  
4 SUBCOMMITTEES IS WE HAVE ESTABLISHED THOSE SUBCOMMITTEES BY  
5 CO-CHAIRS LOOKING AT SPECIFIC POLICY RELATED TO TOPICS THAT WE  
6 THINK ARE IMPORTANT TO DIVE DEEP INTO THE IDEAS WE SHARE THIS  
7 WORK WITH THE REGIONAL HOUSING STEERING COMMITTEE STAKEHOLDER  
8 COMMITTEE, AND PARTICIPATION OF THE MEMBERS OF THE REGIONAL  
9 HOUSING STAKEHOLDER COMMITTEE WILL BE PART OF THOSE COMMITTEES  
10 BUT ALSO OTHERS. THERE ARE PEOPLE WE WANT TO BRING INTO THIS  
11 CONVERSATION THAT BRING OTHER EXPERTISE TO THE ROOM THAT MAY  
12 NOT BE MEMBERS SO WHEN YOU'RE LOOKING AT THE LIST, THEY MAY  
13 NOT BE MEMBERS BUT MAY BE MEMBERS THAT WE'RE BRINGING INTO THE  
14 SUBCOMMITTEE PROCESS. AND NOW MEMBERS OF THE REGIONAL HOUSING  
15 STAKEHOLDER COMMITTEE. SO, THOSE MEMBERS SERVE ON A  
16 REPRESENTATIVE MULTI-STAKEHOLDER BODY THAT BUILDS CONSENSUS ON  
17 KEY POLICY ISSUES RELEVANT TO BAHFA'S ENABLING STATUTE. WE SAW  
18 MR. SAVER'S OUTLINE HERE OF PHASE ONE VERY CLEAR ON KEEPING ON  
19 PHASE ONE HERE. THE MEMBERS WILL BE NAVIGATING POLICY  
20 DIFFERENCES AND DRIVING TOWARDS COMPROMISE IN ALIGNMENT WITH  
21 GUIDING PRINCIPLES AND ARE EXPECTED, AND I THINK THIS PIECE IS  
22 INCREDIBLY IMPORTANT, THE MEMBERS ARE EXPECTED TO ENGAGE  
23 REGULARLY WITH THEIR CONSTITUENTS AND ENSURE INPUT IS BROUGHT  
24 INTO THE PROS. SO, NOT ONLY ARE THEY REPRESENTING THEIR VIEWS  
25 AND THEIR EXPERTISE, BUT THEY'RE GOING BACK TO THEIR OWN BASE,



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1 TO THEIR OWN REGIONS TO THEIR OWN MEMBERSHIP AND ENSURING THAT  
2 PEOPLE ON THE GROUND ARE BEING ENGAGED IN THIS PROCESS AS  
3 WELL. YOU WILL SEE CAUCUSING, WITH BROADER STAKEHOLDER GROUPS  
4 AS THE DOTTED LINE AROUND THIS CAUCUSING IN THE DIAGRAM  
5 REPRESENTS THIS COMMITMENT OF THE COMMITTEE TO ACT AS FORCE  
6 MULTIPLE WILLERS ENABLINGITOUS BRING IN MANY MORE VOICES AND  
7 PERSPECTIVES WHILE KEEPING THE SPECIFIC TABLE AT A MANAGEABLE  
8 SIZE S LAST THING I'LL SAY HERE IS WE ALREADY HEARD FROM MR.  
9 SAVER ON OTHER WAYS THAT WE'RE GOING TO BE ENGAGING BROADER  
10 GROUPS I MENTIONED TO YOU EXPECTATION OF COMMITTEE MEMBERS  
11 ENSURING THAT THEY'RE GOING TO GOING BACK FOLKS ARE ALREADY  
12 TALKING ABOUT THIS THERE IS OTHER WORK THAT WE CAN BE DOING TO  
13 ENSURE THAT PEOPLE ARE PART OF THIS AND WE'RE LISTENING TO  
14 FOLKS'S CONCERNS THOUGHTS AND IDEAS. NEXT SLIDE. WHO IS ON THE  
15 TABLE? WE ARE TALKING ABOUT MEMBER COMPOSITION AND SELECTION  
16 SO MEMBERSHIP OF THE COMMITTEE SPECIFICALLY DRAWS ON LESSONS  
17 WE LEARNED FROM RM4, AS WELL AS OTHER EFFORTS ACROSS THE STATE  
18 EFFORTS OF LA, EFFORTS OF THE BAY AREA TRANSIT MEASURE, AND  
19 SPECIFICALLY THE COMMITTEE IS DESIGNED FOR THREE AREAS, ONE IS  
20 TO INCLUDE MULTIPLE SECTORS WITH AN UNDERSTANDING THAT NO ONE  
21 CONSTITUENCY CAN BE SUCCESSFUL ON ITS OWN AND WE HAVE BEEN  
22 LEAD WITH THIS IDEA THAT WE NEED EACH OTHER. IN ORDER TO  
23 ADDRESS THE LARGE ISSUE THAT WE'RE TRYING TO DRESS, WE NEED  
24 EACH OTHER AND NEED TO BE WORKING WITH EACH OTHER. TWO, THAT  
25 WE SERVE AS A SPACE TO ENGAGE THOSE STAKEHOLDERS EARLY. EARLY,



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1 IN A PROCESS OF COCREATION THAT CAN GENERATE DEEP BUY-IN. AND,  
2 LASTLY, THAT WHILE MOVING AT THE SPEED OF TRUST, BUILD A  
3 SHARED ANALYSIS AROUND WHAT IT WILL TAKE TO BE SUCCESSFUL,  
4 INCLUDING DEVELOPING NORMS AROUND TRANSPARENCY, COMPROMISE,  
5 AND DATA-DRIVEN DECISION-MAKING. NOW, YOU WILL LOOK AT THE  
6 LIST HERE, WE HAVE 30 PLUS MEMBER ORGANIZATIONS THAT WERE  
7 SELECTED TO SERVE ON THE COMMITTEE. WE WERE VERY THOUGHTFUL AS  
8 CO-CHAIRS TO MAKE SURE WE HAVE REPRESENTATION. SO MEMBERS  
9 REPRESENT MULTIPLE SECTORS ACROSS THE REGION AND THAT INCLUDES  
10 SECTORS OF AFFORDABLE MARKET RATE PRODUCTION, AFFORDABLE  
11 HOMEOWNERSHIP, TENANT PROTECTION, COMMUNITY OWNERSHIP AND  
12 PRESERVATION, BUSINESS, LABOR, AND LOCAL HOUSING AGENCIES. AND  
13 WE ALSO HAVE THIS EYE TO NOT JUST SECTOR, BUT ALSO MAKING SURE  
14 THAT WE HAVE DIVERSE GEOGRAPHIC REPRESENTATION. I HAVE  
15 MENTIONED EXPECTATIONS AS BEING PART OF THE MEMBERSHIP BUT  
16 WANT TO OUTLINE A FEW MORE TO YOU ALL. ONE THAT COMMITTEE  
17 MEMBERS AGREE TO SERVE AS REPRESENTATIVES AND AGREE TO  
18 REGULARLY CAUCUS WITH THEIR CONSTITUENCY GROUPS TO INFORM HOW  
19 THEY ENGAGE IN THE COMMITTEE. I HAVE MENTIONED THAT NOW TWICE.  
20 AND INTENTIONAL BECAUSE IT'S INCREDIBLY IMPORTANT TO US AS CO-  
21 CHAIRS THAT THAT IS DONE. COMMITTEE MEMBERS AGREE TO MAKE THE  
22 BEST DECISIONS TO SET THE EFFORTS ON A PATH TO SUCCESS. THAT  
23 WE ARE DATA-DRIVEN AND THAT WE ARE ALSO WILLING TO COMPROMISE,  
24 THAT WE'RE WALKING IN NOT JUST WITH THIS IS WHAT I BELIEVE BUT  
25 THAT WE'RE COMING TO THE TABLE OPEN THAT WE WILL BE INFORMED



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1 BY DATA AND THAT WE UNDERSTAND COMPROMISE MAY BE NECESSARY.  
2 COMMITTEE MEMBERS OPERATE WITH AN INTENTION TO BUILD CONSENSUS  
3 AMONG A DIVERSE GROUP INTO THAT WE AGREE TO USE GRADIENTS OF  
4 AGREEMENT. I THINK WE ARE ALL CLEAR THAT NOT EVERYONE IN THE  
5 ROOM, NOT EVERYONE THAT YOU SEE ON OUR COMMITTEE MEMBER LIST  
6 IS IN AGREEMENT ON EVERYTHING. AND, SO, WE HAVE BEEN VERY  
7 INTENTIONAL TO DEVELOP A DECISION-MAKING PROCESS THAT ALLOWS  
8 PEOPLE TO BE HEARD AND DEMONSTRATE THEIR POSITION AND THOUGHTS  
9 ON EACH ITEM. THEN THE LAST TWO THINGS I'LL MENTION HERE IS  
10 THAT ALL MEMBERS OF THIS COMMITTEE SHOULD EXPECT TO RECEIVE  
11 INPUT AND ADVISORY FEEDBACK FROM ALL STAKEHOLDERS AND REALLY  
12 NEED TO BALANCE TRANSPARENCY WITH DISCRETION THROUGHOUT THIS  
13 PROCESS. AND LASTLY THAT THERE IS ANNE EXPECTATION OF THE  
14 MEMBERS AS WE GO THROUGH THIS PROCESS THEY'RE ENGAGING NOT  
15 ONLY WITH THEIR OWN COMMUNITIES WITH THEIR OWN SECTOR BUT  
16 THEY'RE ALSO ENGAGING MTC COMMISSIONERS AND ABAG ELECTIVES AS  
17 NEEDED SO WE SEE THAT AS CRITICAL AS WE DO THIS ENGAGEMENT  
18 PROCESS. SO I'LL END MY TIME AND MOVE TO THE NEXT PIECE  
19 JENNIFER.

20

21 **JENNIFER MARTINEZ:** GREAT. NEXT SLIDE. NEXT SLIDE. ALL RIGHT WE  
22 HAVE SEVERAL KEY TOPICS THAT WE'RE PLANNING TO DISCUSS OVER  
23 THE NEXT SIX MONTHS IN THIS PHASE ONE. THESE ARE SOME OF THE  
24 SAME POLICY TOPICS THAT CAME OUT OF BAHFA'S STRATEGIC PLAN  
25 PROCESS. SO WE'RE TRYING TO MAKE SURE THAT THERE IS ALIGNMENT



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1 BETWEEN THE WORK THAT'S ALREADY BEEN DONE AND MORE DETAILED  
2 WORK. AGAIN THIS IS A REMINDER WE'RE TRYING TO SET THE MENU.  
3 SO, THE GOAL HERE IS TO EXPLORE WHAT IS NEEDED, TO CHANGE THE  
4 STATUTE, NOT TO SELECT FINAL ITEMS FOR WHAT WILL GO TO THE  
5 BALLOT IN LATER YEARS. THE TOPICS ARE REVENUE MECHANISMS WHAT  
6 ARE THE BEST OPTIONS FOR PROVIDING LARGE-SCALE REVENUE THAT WE  
7 NEED AS A REGION. THIS IS GOING TO CONSIDER MECHANISMS THAT  
8 ARE ALREADY IN THE STATUTE THAT MIGHT NEED TO BE UPDATED PLUS  
9 ADDITIONAL MECHANISMS THAT COULD BE ADDED. WE HAVE ELIGIBLE  
10 USE OF FUNDS. THIS IS ABOUT WHAT TYPES OF HOUSING DO WE NEED  
11 IN OUR COMMUNITIES, WHAT DOES THE STATUTE ALREADY ALLOW US TO  
12 FOCUS OUR RESOURCES TOWARDS. ARE THEIR FINANCIAL PRODUCTS THAT  
13 BAHFA MAY WANT TO OFFER, SUCH AS FOR WORKFORCE HOUSING, MIXED  
14 INCOME DEVELOPMENT, ET CETERA, WHAT DOES THE STATUTE ALLOW  
15 NOW, WHAT MIGHT IT ALLOW IF WE WERE TO CHANGE IT. WE'RE ALSO  
16 HEARING A LOT ABOUT HOMELESSNESS. SO IN RM4, HAVING  
17 HOMELESSNESS SERVICES BECAUSE IT WAS A BOND, WAS NOT AN  
18 ELIGIBLE USE, BUT OTHER KINDS OF REVENUE MECHANISMS MIGHT --  
19 WOULD ENABLE SERVICES OR OTHER KINDS SUESES TO ADDRESS OUR  
20 HOMELESSNESS CHALLENGES. REVENUE DISTRIBUTION IS SOMETHING  
21 WE'RE HEARING QUITE A BIT ABOUT AND PARTICULARLY WE KNOW THERE  
22 IS SENSITIVITY ABOUT WHAT IT MEANS TO DISTRIBUTE RESOURCES  
23 AMONG GEOGRAPHIES, MIGHT IT RETURN TO SOURCE, HOW WOULD IT DO  
24 THAT, HOW DO WE MAINTAIN FAIRNESS ACROSS THE GEOGRAPHIES THEN  
25 IN TERMS OF LOCAL CITIES, AND CANDIDATES AND HOW THEY MIGHT



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1 RECEIVE DIRECT ALLOCATIONS. ARE THERE TWEAKS THAT WE MIGHT DO  
2 TO THE STATUTE THAT WOULD ENABLE THE KIND OF FAIRNESS WE WANT  
3 TO SEE IN THE LONG-TERM FUTURE, BUT ALSO ALLOW THE FLEXIBILITY  
4 THAT WE MIGHT NEED TO ENSURE THAT MONEY IS GOING INTO THE  
5 PLACES WHERE IT IS NEEDED AND WILL BE USED. LABOR STANDARDS.  
6 THIS WAS A BIG STICKING POINT IN MEASURE FOUR, AS YOU CAN  
7 IMAGINE. WE WANT TO GET AHEAD OF SOME OF THOSE STICKING POINTS  
8 AND INVITE THE CONVERSATION EARLY ON, BRING IN THOSE  
9 PARTICULAR STAKEHOLDERS WHO NEED TO BE IN DISCUSSION WITH EACH  
10 OTHER IN ORDER TO FIND A PATHWAY THROUGH. AND IDENTIFY WHAT  
11 MIGHT NEED TO BE AMEND -- AGAIN, WHAT MIGHT NEED TO BE AMENDED  
12 AT THE STATUTE LEVEL AND WHAT CAN BE HELD ASIDE AND DISCUSSED  
13 IN LATER YEARS WHEN WE ACTUALLY GO TO THE BALLOT. NEXT SLIDE.  
14 SO THIS IS THE PATH TO SUCCESS. THIS MIGHT SOUND SIMILAR TO  
15 SOME OF THE PRINCIPLES, THE GUIDING PRINCIPLES FOR WHAT WE  
16 WANT THE POLICY FRAMEWORK TO DO. BUT WE ALSO KNOW THAT WE HAVE  
17 TO GO OUT IN THE WORLD AND MAKE SURE THE WORLD AROUND US  
18 SUPPORTS THE BEST IDEAS, NO MATTER WHAT GREAT SCALE THEY V HOW  
19 WELL THEY CAN BE ADMINISTERED, IF NOT MET WITH STRONG  
20 LEGISLATIVE SUPPORT AND STRONG PUBLIC SUPPORT, WE WILL NOT BE  
21 SUCCESSFUL. SO IN ORDER TO ENSURE THAT WE'RE ALSO KEEPING AN  
22 EYE ON THAT, THE ARENA IN WHICH WE NEED TO BE ENGAGING AT THE  
23 PUBLIC LEVEL WE'RE ALSO IDENTIFYING THE PATH TO SUCCESS. THE  
24 IMPACT MEANINGFUL ENOUGH TO MAKE THE EFFORT WORTHWHILE. SO NOT  
25 JUST THAT WE HAVE LARGE-SCALE FUNDING, BUT HOW HARD WILL IT BE



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1 TO WIN THAT FUNDING, SUCH THAT THAT SCALE IS MEANINGFUL. WE  
2 ARE GOING TO BE DOING PUBLIC OPINION RESEARCH. WE WILL -- WE  
3 ARE ALREADY IN THE PROCESS OF COLLECTING DATA TO UNDERSTAND  
4 WHAT WE KNOW TO DATE. BUT WE WILL ALSO BE PUTTING OUT POLLS  
5 AND OTHER SORTS OF PUBLIC OPINION RESEARCH, NOT JUST WHEN WE  
6 GET CLOSE TO THE BALLOT, BUT EVEN STARTING THIS YEAR.  
7 NECESSARY PUBLIC OFFICIAL BUY-IN, THAT'S YOU ALL, IT IS ALSO  
8 FOLKS IN SACRAMENTO. SO, WE KNOW THAT WE HAVE TO BE ENGAGING  
9 EARLY AND OFTEN, NOT ONLY HERE, AS WE'RE COMMITTED TO DO, BUT  
10 ALSO WITH LEGISLATORS WHO REPRESENT US IN SACRAMENTO. DO WE  
11 HAVE SUFFICIENT FUNDING TO REPUBLICAN AN EFFORT THAT THIS  
12 WOULD -- THAT THIS WOULD REQUIRE, THE LARGE-SCALE EFFORT,  
13 HAVING PEOPLE, TALKING TO THEIR NEIGHBORS, HAVING COMMUNITY  
14 MEETINGS, ET CETERA, ET CETERA, ALL THE WORK THAT GOES INTO  
15 RUNNING AN EFFORT OF THIS KIND, DO WE HAVE ENOUGH RESOURCES TO  
16 ACTUALLY DO IT. DO WE HAVE BROAD STAKEHOLDER SUPPORT? WE  
17 ALREADY TALKED ABOUT THE WAVE IN WHICH YOU'RE TRYING TO  
18 GENERATE, STAKEHOLDER SUPPORT AT THE END OF THE DAY, THE  
19 POLICIES WE HAVE IDENTIFIED AS BEING VIABLE, IS THERE SURF  
20 SUPPORT TO CONTINUE FORWARD. AND FINALLY FAVORABLE EXTERNAL  
21 FACTORS, THIS IS OUR ENVIRONMENT THAT WE CANNOT NECESSARILY  
22 CONTROL. SO, I THINK YOU HEARD COMMISSIONER SCHAFF START THE  
23 CONVERSATION BY SAYING AS SOON AS 2028, AND WE HOPE IT IS AS  
24 SOON AS 2028, BUT WE SHOULD BE COLLECTIVELY ASSESSING THOSE  
25 CONDITIONS TO ENSURE THAT IS THE RIGHT TIME TO MOVE FORWARD.



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1 AND IF NOT, DECIDE A FUTURE DATE.

2

3 **SPEAKER:** THANK YOU, JENNIFER, SO, WE HAVE COVERED A LOT OF  
4 GROUND SO FAR AND WITH THERE IS MORE TO TALK ABOUT F YOU GO TO  
5 THE NEXT SLIDE. SO FAR WE HAVE TALKED ABOUT THE STAKEHOLDER  
6 COMMITTEE, VARIOUS TOPICS, ARE THE PHASING, THE PATH TO  
7 SUCCESS, I WANT TO TALK FOR A MINUTE ABOUT WHERE WE'RE GOING,  
8 THE END GAME, WHAT WE'RE STRIVING FOR, AT HEAT FOR THIS FIRST  
9 PHASE. AND, YOU KNOW, THERE IS A LOT THAT'S GOING TO GO INTO  
10 THIS, BUT WE'RE REALLY LOOKING FORWARD TO CREATING A POLICY  
11 FRAMEWORK THAT COMES FROM ALL OF THIS WORK, AND THAT FRAMEWORK  
12 WILL REALLY BE A SET OF RECOMMENDATIONS AND/OR OPTIONS THAT WE  
13 CAN USE AS A BASIS FOR LEGISLATIVE CHANGES TO BAHFA'S ENABLING  
14 STATUTE SHOULD THOSE CHANGES BE NECESSARY P SO THAT IS WHAT  
15 WE'RE STRIVING FOR. AND AS I DESCRIBE A LITTLE BIT MORE OF  
16 WHAT THIS FINAL, YOU KNOW, WRITTEN POLICY FRAMEWORK IS, I WANT  
17 TO START BY SAYING THAT THERE ARE SEVERAL THINGS IT'S NOT. SO,  
18 WHAT IT'S NOT IS A WRITTEN TEXT OF THE MEASURE. WE'RE JUST  
19 TALKING PHASE ONE. SO, WE'RE NOT GOING THAT FAR. IT'S NOT  
20 FINAL DETAILS, AND LIKELY NOT EVEN PROPOSED TEXT FOR STATUTE  
21 CHANGES. IT IS NOT A FINAL DECISION, AT ALL, AND IN FACT, WE  
22 WILL BE COMING TO YOU ALL, BECAUSE WE WANT TO ENSURE  
23 ALIGNMENT. SO WE'RE NOT GOING TO GO AWAY, WORK ON A BUNCH OF  
24 THINGS THEN CALL IT FINAL. THEN SHOW UP. NO, WE WANT TO ENGAGE  
25 ALONG THE WAY CERTAINLY WE WANT YOUR FEEDBACK AND INPUT. WE



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1 ALSO RECOGNIZE THAT IT IS THE START OF A LEGISLATIVE PROCESS  
2 IN SACRAMENTO WHICH, NECESSARILY, IS GOING TO INVOLVE SOME  
3 ADAPTATION AND SOME CHANGES. SO IT JUST CAN'T BE FINAL, EVEN  
4 IF WE ALL WANT IT TO BE FINAL. BUT THAT IS WHAT WE'RE DRIVING  
5 TOWARDS, THIS POLICY FRAMEWORK. AND WITH THERE ARE SEVERAL  
6 THINGS ABOUT THE STAKEHOLDER PROCESS THAT WILL COME INTO PLAY  
7 HERE. 50, WE HAVE ASSEMBLED THIS VERY DIVERSE GROUP, AND WE  
8 NEED TO NAVIGATE THROUGH THIS DIVERSE GROUP TO COME UP WITH  
9 SOMETHING THAT CAN LOOK LIKE A SET OF RECOMMENDATIONS OR MENU  
10 ITEMS TO ADD TO OUR MENU. AND SO AS MARIA NOEL TALKED ABOUT  
11 EARLIER, WE HAVE A PROCESS THAT WE'RE ESTABLISHING FOR MAKING  
12 DECISION, AND THAT'S THE GRADIENTS OF SUPPORT, OR GRADIENTS OF  
13 AGREEMENT. AND JUST TO ELABORATE A LITTLE BIT ON THAT, SOME OF  
14 YOU HAVE BEEN THROUGH THIS PROCESS, AND USED THIS AS AN  
15 APPROACH, BUT WHAT WE'RE PROPOSING TO THE COMMITTEE IS THAT  
16 THERE IS THIS GRADIENT OF SUPPORT, GREEN, OR HIGHEST LEVEL OF  
17 SUPPORT, I SUPPORT THIS, A MIDDLE LEVEL MIGHT BE THIS WOULDN'T  
18 BE WHAT I WOULD COME UP WITH IF I WAS WORKING ALONE AND IN A  
19 VACUUM, BUT GIVEN EVERYTHING, I THINK I CAN GET ON BOARD WITH  
20 THIS. AND THE LAST IS, "I CANNOT SUPPORT THIS. IN FACT IF IT  
21 GOES FORWARD IN THIS WAY, I OPPOSE." AND WE'RE REALLY GOING TO  
22 WORK WITH OUR STAKEHOLDER COMMITTEE TO REALLY UNDERSTAND WHERE  
23 THEY ARE AND WORK WITH THEM ALL ALONG THE WAY TO SEE IF WE  
24 CAN'T COME UP WITH SOMETHING THAT DOES HAVE ENOUGH ALIGNMENT  
25 WITHIN THE COMMITTEE THAT THEN WE CAN COME BACK TO YOU ALL AND



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1 HAVE ALIGNMENT MORE BROADLY. SO, THAT IS, SORT OF, THE WAY  
2 THAT WE'RE GOING ABOUT IT IN THE STAKEHOLDER COMMITTEE. BUT  
3 THERE IS MUCH, MUCH MORE THAN THAT, AS YOU HAVE BEEN HEARING  
4 FROM BOTH MARIA NOEL AND FROM JENNIFER. WE'RE NOT GOING TO BE  
5 WORKING JUST AS A COMMITTEE, WE'RE GOING TO HAVE SUBCOMMITTEE  
6 THAT ARE GOING TO BE DOING DEEP DIVE RESEARCH INTO TOPIC  
7 AREAS. THIS WILL INCLUDE SOME OF THE COMMITTEE MEMBERS THAT  
8 OTHERS FROM THE COMMUNITY WHO ARE EITHER EXPERTS OR HAVE OTHER  
9 REASON TO BE PART OF THAT COMMITTEE PROCESS, THEY'RE GOING TO  
10 BE INCREDIBLY HARD WORK, RESEARCH, THEY'RE GOING TO BE GETTING  
11 A LOT OF FEEDBACK, AND INPUT, THEY'RE GOING TO BE COLLECTING  
12 IDEAS, THEY'RE GOING TO EVALUATE AND ANNE HIGHS THESE,  
13 UNDERSTAND THE TRADEOFFS, AND BRING SOME OF THAT INFORMATION  
14 BACK TO THE STAKEHOLDER COMMITTEE. SO WE WOULDN'T EVEN BE ABLE  
15 TO COME UP WITH A SET OF RECOMMENDATIONS TODAY BECAUSE THAEVEN  
16 EVEN GONE THROUGH THE SUBCOMMITTEE PROCESS YET. ALL OF THIS  
17 HARD WORK WITH THE STAKEHOLDERS, ALL OF THE OUTREACH AND THE  
18 COMMUNICATION, THE INPUT THAT WE'RE GETTING ALL ALONG THE WAY,  
19 IT'S GOING TO BE DONE WITH THE FRAMEWORK OF BOTH YOUR GUIDING  
20 PRINCIPLES, AS WELL AS THE PATH TO SUCCESS, WHICH IS WHAT  
21 WE'RE CALLING OUR PRINCIPLES AS THE STAKEHOLDER COMMITTEE. SO,  
22 WE'RE GOING TO BE USING THAT ALL ALONG THE WAY. AND WE'RE  
23 HOPING THAT WITH THIS FINAL WORK PRODUCT, THE POLICY  
24 FRAMEWORK, THAT WE WILL BE IN A GREAT POSITION THEN TO ACHIEVE  
25 WHEN WE'RE CALLING A MILESTONE, YOU KNOW COMPLETION OF PHASE



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1 ONE, MOVING US INTO PHASE TWO, WHERE WE REALLY WILL ENGAGE IN  
2 THE LEGISLATIVE EFFORT IN SACRAMENTO. ALL RIGHT. IF YOU GO TO  
3 THE NEXT SLIDE, I WOULD LIKE TO TALK A LITTLE BIT ABOUT THE  
4 TIMELINE. SO, WE HAVE SEVERAL PHASE. THIS IS JUST PHASE ONE  
5 BROKEN INTO PARTS. SO, THIS IS A LOT OF WORK THAT WE HAVE  
6 AHEAD OF US. AND WE ARE, RIGHT NOW N PART ONE OF PHASE ONE,  
7 WHICH DOESN'T MEAN THAT WE'RE STARTING FROM SCRATCH. BECAUSE  
8 OBVIOUSLY THERE HAS BEEN SO MUCH WORK. YOU ALL HAVE DONE SO  
9 MUCH WORK TO GET US TO THIS LAUNCHING POINT FOR THE  
10 STAKEHOLDER COMMITTEE, BUT THIS IS WHERE THE COMMITTEE IS  
11 BEGINNING. AND, SO, THE -- THE 50 COUPLE OF MONTHS, PART ONE,  
12 WE'RE REALLY DESIGNING -- WE'RE CREATING THE STAKEHOLDER  
13 COMMITTEE, WE'RE DESIGNING A PROCESS THAT WE CAN ALL WORK  
14 TOGETHER WITH, WE'RE IDENTIFYING THE SUBCOMMITTEES,  
15 IDENTIFYING THE SUBCOMMITTEE MEMBERS AND THINKING THROUGH HOW  
16 THOSE SUBCOMMITTEES WORK. THINKING THROUGH HOW WE ARE GOING TO  
17 GET INPUT ALONG THE WAY. THIS IS A LOT OF EARLY GROUNDWORK  
18 BEING DONE, ALSO DOING A LOT OF TABLE SETTING AND JUST BASE  
19 INFORMATION, BEING SHARED WITH EVERYBODY ON THE STAKEHOLDER  
20 COMMITTEE AND SUBCOMMITTEE SO EVERYBODY THAT IS STARTING WITH  
21 A STRONG FOUNDATION AND A BASE OF STRONG INFORMATION FROM  
22 WHICH TO HAVE THESE CONVERSATIONS RATHER THAN PEOPLE COMING IN  
23 WITH THEIR OWN PERSONAL EXPERIENCES BUT NOT COMPLETE  
24 INFORMATION. SO THERE IS A LOT OF GROUND WORK THAT'S BEING  
25 LAID HERE AS PART ONE. IN PART TWO, WE'RE CALLING IT THE



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1 DISCUSSION PHASE, HOW WE'RE SPENDING OUR SUMMER, BUT SPENDING  
2 A LOT OF TIME AS STAKEHOLDER COMMITTEE AND SUBCOMMITTEE  
3 PRESIDENCY DOING HARD WORK OF ALL INFORMATION GATHERING  
4 RESEARCH, WEIGHING OPTIONS ALL OUTREACH THAT WE HAVE BEEN  
5 TALKING ABOUT HERE. AND THEN WE MOVE INTO PART THREE. WE'RE  
6 INTO THE FALL AND THIS IS WHERE THE GRADIENTS OF AGREEMENT  
7 COME INTO PLAY. BECAUSE WE'RE GOING TO BRING ALL THIS  
8 INFORMATION BACK TO THE STAKEHOLDERS. STAKEHOLDERS ARE GOING  
9 TO BE MEETING ALONG THE WAY OF COURSE, BUT WE'RE GOING TO BE  
10 SITTING DOWN, ROLLING UP OUR SLEEVES AS STAKEHOLDER COMMITTEE  
11 TO GO THROUGH ALL THIS INFORMATION, TO SYNTHESIZE IT, TO  
12 DEBATE -- THERE MAYBE A FEW DEBATES, DEBATE, COMPROMISE, A LOT  
13 OF COMPROMISE, TO GET TO THAT, YOU KNOW, END PRODUCT THAT WE  
14 HOPE TO BRING BACK TO YOU. AND THEN ONCE WE ARE THERE, WE'LL  
15 BE SETTING OURSELVES UP FOR THE NEXT PHASE. AND, SO, WE'LL BE  
16 TRANSITIONING INTO PHASE TWO. THE SLIDE HERE HAS SOME  
17 BEAUTIFUL SHAPES AND OTHER THINGS AT THE BOTTOM WHICH ARE NOT  
18 JUSTICE DECLARATION, ALTHOUGH THEY ARE LOVELY TO WHOEVER PUT  
19 THIS SLIDE TOGETHER, THEY ARE BEAUTIFUL, BUT THEY HAVE  
20 MEANINGS AS WELL. SO, THE DIAMONDS ARE THE STAKEHOLDER  
21 COMMITTEE MEETINGS AND THE LIGHT COLOR, THOSE ARE THE VIDEO  
22 MEETINGS, AND THE DARK GREEN, THOSE ARE IN-PERSON MEETINGS AND  
23 YOU'RE GOING TO SEE WE'RE GOING TO HAVE A LOT OF IN-PERSON  
24 MEETINGS WHEN WE'RE GOING THROUGH ALL OF THE COMMITTEE  
25 INFORMATION AND TRYING TO COME TO OUR AGREEMENT AS A COMMITTEE



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1 ON WHAT THE POLICY FRAMEWORK SHOULD BE. BUT THEN YOU ALSO SEE  
2 THESE OTHER MEETINGS WHICH ARE BLUE AND GOING INTO GOLD,  
3 ORANGE, YELLOW, BEAUTIFUL COLOR, WHICH IS, YOU KNOW, THE BLUE  
4 IS WHERE WE ARE TODAY. THE 50 BLUE MEETING, THIS IS YOUR  
5 COMMITTEES COMING TOGETHER AND US MEETING WITH YOU. WE EXPECT  
6 TO BE MEETING MORE ALONG THE WAY IN A MORE INFORMAL WAY, BUT  
7 THEN COMING BACK MORE THAN ONCE TO THIS COMMITTEE AND THEN  
8 WE'LL BE TRANSITIONING INTO YOUR LEGISLATIVE COMMITTEES, AS  
9 WE'RE GETTING CLOSER TO MAKING SOME RECOMMENDATIONS. AND WE  
10 HOPE TO ACHIEVE ALIGNMENT ALONG THE WAY SO THAT WE ARE NOT  
11 SHOWING UP AT THE END AND HOPING HAD TO ACHIEVE ALIGNMENT THAT  
12 WAY, BUT INSTEAD COORDINATING ALL ALONG THE WAY. THERE WILL BE  
13 OPPORTUNITY FOR YOU ALL TO GIVE INPUT, AND OF COURSE, TO WEIGH  
14 IN, AND DECIDE TO MOVE FORWARD OR NOT. SO, I WOULD SAY THIS.  
15 THIS IS A HUGE -- I DON'T KNOW IF WE HAVE ANOTHER SLIDE? OR IF  
16 THIS IS THE LAST? BUT I WILL SAY THIS, THIS IS A HUGE AMOUNT  
17 OF INFORMATION, JUST FOR ONE MEETING. BUT IT IS ALSO A HUGE  
18 EFFORT THAT WE'RE GOING THROUGH, JUST FOR PHASE ONE. BUT ALL  
19 TOGETHER, WHEN YOU START TO LOOK FORWARD TO THE END, THIS IS A  
20 HEAVY LIFT. BUT, YOU KNOW, IT'S BEEN DESCRIBED ONCE IN A  
21 GENERATION, IT MAY BE FUN WHEN A CAREER OR A LIFETIME FOR US.  
22 YOU KNOW, I PERSONALLY HAVE BEEN IN THE BAY AREA WORKING IN  
23 HOUSING, AFFORDABLE HOUSING, MY ENTIRE CAREER WE HAVE NEVER  
24 SEEN ANYTHING LIKE THIS. AND YOU KNOW WE NEED IT WE'RE FALLING  
25 FURTHER AND FURTHER BEHIND. WE HAVE NOT A CHOICE, AN



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1 OBLIGATION, WE HAVE TO MAKE SOMETHING LIKE THIS WORK. WE HAVE  
2 TO ADDRESS THE NEED; THE EDITION HOUSING NEEDS IN OUR BAY  
3 AREA. SO IT'S A LOT. IT'S OVERWHELMING MAYBE I'M JUST SPEAKING  
4 FOR MYSELF, BUT I FEEL A LITTLE OVERWHELMED BY ALL OF IT, BUT  
5 IT IS SO NECESSARY AND SO IMPORTANT. WE ARE IN IT AND  
6 COMMITTED, AND WE LOOK FORWARD TO WORKING WITH ALL OF YOU.

7

8 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** DOES THAT CONCLUDE YOUR  
9 PRESENTATION?

10

11 **SPEAKER:** I BELIEVE THAT CONCLUDE OUR PRESENTATION, YEAH,  
12 DANIEL? THAT CONCLUDES OUR PRESENTATION.

13

14 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** WELL, THIS IS OUR  
15 OPPORTUNITY AS OUR TRICOMMITTEE, AUTHORITY OVERSIGHT  
16 COMMITTEES TO CHIME IN, THAT WAS AN EXCELLENT OVERVIEW OF THE  
17 PROCESS, ARE THE SUSPENSIONS, ARE THE GUIDE POSTS, AND I THINK  
18 I WILL ENTERTAIN COMMENTS FROM THE COMMITTEE BEFORE I ASK FOR  
19 PUBLIC COMMENT IF THAT IS OKAY? PLEASE, IF YOU ARE INTERESTED  
20 IN SPEAKING, IF YOU CAN EITHER WAVE AT ME, OR PUT YOUR MIC UP?  
21 COMMISSIONER PAPAN, I SEE YOUR MIC ON.

22

23 **GINA PAPAN:** THANK YOU VERY MUCH. VERY, VERY IMPRESSIVE. I  
24 THINK WE'RE HEADING IN THE RIGHT DIRECTION FOR SURE HERE. AS  
25 FAR AS THE REGIONAL HOUSING STAKEHOLDER COMMITTEE MEMBERS,



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1 IT'S A LITTLE HEAVY ON THE SAN FRANCISCO SIDE. I AM -- IT'S 5  
2 TO 6 FROM SAN FRANCISCO, AND WE ARE ALL LOOKING FOR SUCCESS.  
3 PLEASE DON'T GET ME WRONG HERE [LAUGHTER] AND WE WANT TO BRING  
4 IN AS MANY PEOPLE AS WE POSSIBLY CAN TO GATHER THE SUPPORT WE  
5 NEED HERE. AND I THINK SOME OF THE ISSUES WE CAME UPON LAST  
6 TIME WERE NOT ENOUGH OF THE KIND OF CITY INVOLVEMENT. NOW, SAN  
7 FRANCISCO, OF COURSE, IS CITY AND COUNTY ONE, SO IT'S  
8 DIFFERENT. BUT MANY OF US HAVE DIVERSE CITIES WITH HOUSING  
9 PROJECTS THAT ARE JUST TRYING TO GET TO THE FINISH LINE. AND  
10 WE ALL -- WE NEED AFFORDABILITY SO BAD. SO, I'M KIND OF HOPING  
11 THAT WE GATHER THAT LEADERSHIP BASE AS WE MOVE FORWARD HERE,  
12 SO THAT WE CAN BRING PEOPLE ON BOARD, AND THAT THOSE KIND OF  
13 CITIES AND COUNTIES KNOW THAT THIS WOULD HELP THEM GET TO THE  
14 FINISH LINE AND PROVIDE THE HOUSING WE ALL DESPERATELY NEED.  
15 SO, I JUST WANTED TO, I'M DOING MY LITTLE MATH HERE [LAUGHTER]  
16 WE DON'T WANT TO LEAVE ANYBODY BEHIND NOR DO WE WANT TO  
17 ALIENATE ANYONE. I THINK THAT WAS KIND OF PROBABLY SOME OF OUR  
18 ISSUES LAST TIME AS WE DIDN'T EDUCATE ENOUGH AND BRING PEOPLE  
19 ALONG SOMETIMES WHEN WE ARE DEALING WITH SPECIFIC GROUPS  
20 THEY'RE NOT INCLUSIVE AND THEY DON'T REALIZE WHAT CITIES ARE  
21 DOING THROUGH HCD AND REALLY TRYING TO ACHIEVE THE GOALS  
22 NECESSARY. SO WE DON'T WANT TO VILIFY ANYBODY, AND WE REALLY  
23 WANT TO HELP THEM. SO I JUST WANTED TO -- AND YOU GUYS ARE  
24 VERY QUALIFIED. I CAN SEE THAT. BUT I DEPARTMENT TO POINT THAT  
25 OUT IT WOULD BE HELPFUL IF WE WERE A LITTLE MORE INCLUSIVE AND



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1 TRYING TO UNDERSTAND THE DIFFERENT JURISDICTIONS AND HOW WE  
2 CAN BRING THEM ON BOARD, BECAUSE WE WANT SUCCESS. SO, THANK  
3 YOU VERY MUCH FOR THE PRESENTATION, VERY, VERY IMPRESSIVE.  
4 THANK YOU.

5

6 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** THANK YOU COMMISSIONER. AND  
7 WHAT I MIGHT DO IS I'LL CALL A COUPLE PEOPLE, IF YOU WANT TO  
8 INTERVENE WITH SOME RESPONSES OR COMMENTS, JUST WAVE AT ME.  
9 DIRECTOR MOTOYAMA WILL BE FOLLOWED BY COMMISSIONER MILEY,  
10 FOLLOWED BY, I SEE IN THE ZOOM SPACE, DIRECTOR FORTUNATO-BAS.

11

12 **V. CHAIR, LISA MOTOYAMA, ABAG HC:** THANK YOU FOR THE  
13 PRESENTATION, THIS IS A TREMENDOUS AMOUNT OF WORK, YOU KNOW,  
14 IT'S VERY BROAD, SO I WOULD LIKE STAFF TO EXPLAIN HOW WE'RE  
15 PAYING FOR THIS BECAUSE IT'S NOT US, RIGHT? THIS IS SEPARATE?  
16 HOW IS THERE ENOUGH RESOURCES FOR THIS REALLY TO WORK?

17

18 **DANIEL SAVER:** WE'RE WORKING ON THAT, I WOULD SAY WE HAVE A  
19 REQUEST INTO THE BUDGET, THE STATE BUDGET, YOU KNOW, LIKE MANY  
20 OTHERS DO. SO THAT WOULD BE VERY HELPFUL. I WOULD SAY WE'RE  
21 SUPPORTING I MEAN WE'RE AMONGST THE COOPERATING COMMITTEE I'M  
22 WORKING WITH THE THREE WONDERFUL FOLKS HERE AS WELL AS THEIR  
23 STAFFS A LOT WE DON'T HAVE A TON OF STAFF RESOURCES THAT WE  
24 CAN PUT AT THIS BUT WE'RE DOING EVERYTHING WE CAN TO BE  
25 SUPPORTIVE AND REALLY MAKE SURE THAT THERE IS ALIGNMENT AND



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1 THEN WOULD KIND OF LOOK TO Y'ALL TO SAY A LITTLE BIT ABOUT ALL  
2 THE JUICE THAT Y'ALL ARE PUTTING IN YOURSELVES.

3

4 **SPEAKER:** WELL I'LL START BY SAYING THAT YES MOST OF THE  
5 ORGANIZATIONS YOU SEE ON THE STAKEHOLDER LIST ARE  
6 INDEPENDENTLY FUNDING THIS WORK .

7

8 **JENNIFER MARTINEZ:** OF THE WORK THEY'RE CONTRIBUTING FOR THE  
9 MOST PART THERE IS STRONG BELIEF THAT THIS IS EXISTENTIAL.  
10 IT'S CORE TO OUR COLLECTIVE FUTURE SUCCESS. THAT SAID, THE SAN  
11 FRANCISCO FOUNDATION IS ALSO WORKING TO EXTEND THE CAPACITY OF  
12 THE ORGANIZATIONS BY PROVIDING RESOURCES THAT WOULD HELP WITH  
13 RESEARCH, LEGAL FEES, FOR LEGAL ANALYSIS, SOME OF THE POLLING  
14 OR PUBLIC OPINION RESEARCH THAT WE DISCUSSED EARLIER, AND IT  
15 CERTAINLY ISN'T ENOUGH. SO WE'RE LOOKING FOR OTHER PARTNERS,  
16 WE'RE TALKING TO OTHER FUNDERS AND PHILANTHROPIES TO JOIN US  
17 IN THIS EFFORT, BECAUSE WE NEED IT TO BE ROBUST, AS HAS BEEN  
18 NAMED BY ALREADY, WE ALSO NEED IT TO BE LONG-TERM. THIS ISN'T  
19 GOING TO BE DONE AND COMPLETED IN SIX MONTHS IT'S JUST THE  
20 BEGINNING SO WE'RE GOING TO NEED OTHER PARTNERS TO HELP US GET  
21 THERE.

22

23 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** ALL RIGHT. THANK YOU FOR  
24 YOUR GENEROUS SUPPORT. COMMISSIONER MILEY?

25



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1 **NATHAN MILEY:** YEAH, THANK YOU MY CONCERN TOO IS -- WELL, FIRST  
2 OF ALL, THANK YOU. IT'S A HEAVY LIFT. IT'S A LOT OF WORK. AND  
3 I COMMEND YOU FOR WANTING TO DO THAT, BUT ONE THING THAT  
4 TROUBLES ME IS THE STAKEHOLDER COMMITTEE. YOU SAID IT'S 30.  
5 BUT I THINK THERE IS A DEFICIENCY IN LABOR. I HAVE BEEN AROUND  
6 FOR A WHILE, I HAVE BEEN ON CITY COUNCIL FOR CONTINUE YEARS,  
7 COUNTY SUPERVISOR FOR 25, WORKED ON A LOT OF BALLOT MEASURES,  
8 AND I JUST THINK, I KNOW ANDRES, AND I KNOW ZACK, THEY'RE  
9 GREAT. I JUST THINK YOU MIGHT WANT TO CONSIDER A FEW OTHER  
10 ADDITIONAL LABOR REPRESENTATIVES FROM OTHER PARTS OF THE  
11 REGION. ALL RIGHT. DIRECTOR FORTUNATO-BAS.

12

13 **NIKKI FORTUNATO-BAS:** THANK YOU. I REALLY APPRECIATE EVERYONE  
14 WHO HAS STEPPED UP TO PARTICIPATE IN THIS PROCESS, AS WELL AS  
15 THE VERY CLEAR AND THOUGHTFUL INFORMATION THAT YOU JUST  
16 PRESENTED. YOU KNOW, GIVEN CONVERSATION WE HAD LAST TIME ABOUT  
17 THE THREE PHASES, I AM CURIOUS TO HEAR IF THERE IS SOME  
18 THOUGHT AROUND CREATING A CONTAINER FOR THE STAKEHOLDER  
19 ENGAGEMENT. WE TALKED A LOT ABOUT HOW THIS IS REALLY TO  
20 DEVELOP OUR ADVOCACY IN SACRAMENTO AROUND STATE LEGISLATION.  
21 AND I'M JUST CURIOUS TO HEAR MORE ABOUT WHAT'S ALREADY IN THE  
22 LEGISLATION, WHAT ARE THE DISCUSSION POINTS, AND WOULD LOVE TO  
23 HEAR FROM THE CO-CHAIRS WHETHER YOU'RE THINKING ABOUT CREATING  
24 A -- I'LL CALL IT A CONTAINER FOR NOW, BECAUSE THERE IS  
25 PROBABLY A LOT OF THOSE FOLKS WHO ARE GOING TO WANT TO



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1 CONTRIBUTE AND PLUS ELECTED OFFICIALS BUT GIVEN THE PHASING  
2 AND FOCUS ON JUST GETTING TO A POTENTIAL LEGISLATIVE POLICY,  
3 IS THERE MORE THAN CAN YOU SAY ABOUT THE TYPES OF  
4 CONVERSATIONS IN THE FIRST PHASE? THANK YOU. MAR.

5

6 **SPEAKER:** THERE ARE A LOT OF CONVERSATIONS HAPPENING OUTSIDE --  
7 FREIGHT QUESTION, THANK YOU, THERE ARE A LOT OF CONVERSATIONS  
8 THAT ARE HAPPENING OUTSIDE OF THE STAKEHOLDER COMMITTEE  
9 PROCESS AND SUBCOMMITTEE PROCESS AT THE LOCAL LEVEL BUT WE  
10 COMPLAINT DEVELOP OUR POLICY FRAMEWORK WITHOUT CONSIDERATION.

11

12 **ANN SILVERBERG:** OF PHASE TWO AS YOU'RE POINTING OUT, WE NEED  
13 TO BE READY TO GET TO SACRAMENTO SO WE ARE PUTTING TOGETHER  
14 OUR THOUGHTS AROUND HOW TO ENGAGE WITH OTHERS THAT WILL BE  
15 CRITICAL IN THOSE CONVERSATIONS WHEN WE GET THERE, AND ALSO  
16 HAVE SOME OF THOSE CONSERVATIONS. IT'S TOO SOON, RIGHT NOW, TO  
17 BEGIN THOSE CONVERSATIONS, UNLESS THEY ARE JUST EXPLORATORY  
18 WITH INPUT BECAUSE WE'RE NOT FAR ENOUGH ALONG TO UNDERSTAND  
19 WHAT THAT MIGHT LOOK LIKE NEXT YEAR AND WE DON'T WANT TO  
20 ENGAGE TOO SOON. WE WANT THE PROCESS TO PLAY OUT, BUT WE ARE  
21 THINKING ABOUT THAT, AND THAT PART OF WHAT WE AS CHAIRS HAVE  
22 TO HOLD TOGETHER ALL AT ONCE, EVERYTHING THAT WE'RE HEARING AT  
23 THE LOCAL LEVEL FROM EVERYONE, USERS, AND YOU KNOW, WHETHER  
24 IT'S LABOR, OR DEVELOPERS, OR ELECTED OFFICIAL, EVERYONE'S  
25 VOICE MATTERS IN THIS, SO WE HAVE TO COLLECT ALL OF THAT.



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1 STAKEHOLDERS ARE BRINGING A LOT OF THAT, BUT THERE ARE OTHER  
2 CONVERSATIONS BUT ALSO THINKING ABOUT HOW WE GET TO THE NEXT  
3 STEP, WHICH IS PART OF THE PATH TO SUCCESS.

4

5 **MARIA NOEL FERNANDEZ:** AND IF I MAY THE OTHER WAY WE'RE  
6 THINKING ABOUT THE CONTAINER IS THROUGH THE SUBCOMMITTEE  
7 PROCESS OF REALLY BEING INTENTIONAL OF THE TOPICS THAT WE WANT  
8 TO GO DEEP IN, AND REFLECTING THAT BY PUTTING A LOT OF  
9 ATTENTION AND WORK AND RESOURCES TO REALLY INVESTING IN THOSE  
10 SUBCOMMITTEE TOPICS AND IN SOME WAYS REALLY CONTINUOUSLY  
11 REMINDING OURSELVES WHERE WE ARE, THE PHASE THAT WE'RE IN, AND  
12 HAVING THOSE BE THE CONTAINERS WHERE WE TRY TO REALLY FOCUS ON  
13 DEVELOPING OUT THAT MENU.

14

15 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** I'M SORRY. DIRECTOR?

16

17 **NANCY ADAMS:** SUZANNE ADAMS. THANK YOU FOR RECOVERING MAYOR. --  
18 THANK YOU FOR THE PRESENTATION I APPRECIATE ALL THE WORK YOU  
19 HAVE DONE ESPECIALLY WITH MTC AND ABAG STAFF TO BRING US TO  
20 THIS POINT LOOKING AT YOUR GROUP OF 32 PEOPLE REMINDS ME OF  
21 HOLDING 32 CONSCIENTIOUS UNDER WATER WITH ONE HAND I DON'T  
22 KNOW HOW YOU DO IT BUT I HEAR THE FIRST MEETING WAS VERY  
23 IMPRESSIVE AND SEE GOOD THINGS IN OUR FUTURE. I DON'T WANT TO  
24 GET WAY AHEAD OF THE PROCESS BUT ONE OF THE THINGS IN SONOMA  
25 COUNTY WAS EXPRESSED BY ELECTED OFFICIALS WAS THE MATTER OF



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1 RETURN TO SOURCE. SO EVENTUALLY WE'RE GOING TO BE DOWN THE  
2 ROAD BUT I JUST WANT TO BE THINKING IF YOU COME INTO SONOMA  
3 COUNTY AND TAX X AMOUNT OF DOLLARS THE VOTERS IN SONOMA COUNTY  
4 AS IN EVERY OTHER JURISDICTION ARE GOING TO SAY HOW MANY OF  
5 THOSE DOLLARS ARE COMING BACK TO SONOMA COUNTY SO KIND OF JUST  
6 THINKING ABOUT THAT BACK IN OUR MIND IT WOULD BE HELPFUL AGAIN  
7 THANK YOU SO MUCH FOR YOUR WORK IT'S GOING TO BE A PLEASURE TO  
8 WORK WITH YOU.

9

10 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** MR. SAVER CAN YOU REMIND  
11 PEOPLE ABOUT THE 20/80 SPLIT?

12

13 **DANIEL SAVER:** THERE IS RETURN TO SOURCE REQUIREMENT IN THE  
14 STATUTE AS WRITTEN CURRENTLY SO DEPENDING ON THE MECHANISM  
15 IT'S UP TO ANGST% OF THE FUNDS GO BACK TO THE COUNTY OF ORIGIN  
16 OR UP TO 50% DEPENDING ON THE MECHANISM SO THERE IS A WAY TO  
17 GET THERE I WOULD SAY THAT DURING THE PROCESS OF REGIONAL  
18 MEASURE FOUR ALSO STARTED TO DEVELOP SOME WHAT I WOULD THINK  
19 OF AS ENHANCEMENTS AROUND THE RETURN TO SOURCE IDEA EVEN WITH  
20 FUND THAT WOULD BE HELD REGIONALLY IF BAHFA HOLDS THE FUNDS  
21 THERE WOULD BE SPENT LOCALLY YOU KNOW THAT'S THE ONLY PLACE  
22 THAT WE WOULD SPEND THEM FOR DOLLARS WE HAD SO THERE IS SOME  
23 SIGNIFICANT WORK WE'RE ABLE TO DO PRIORITIZING OUR RESOURCES  
24 TO BE PROPORTIONATE TO CONTRIBUTIONS FROM EACH COUNTY EVEN  
25 THOSE DOLLARS THAT BOTH AHEAD SO I THINK THAT'S DOWN THE ROAD



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1 CONVERSATIONS BUT ANOTHER EXAMPLE WHERE WE DON'T HAVE TO START  
2 FROM SCRATCH.

3

4 **SUZANNE ADAMS:** THANK YOU. WITH THAT REPORT I MYSELF TO BE GENE  
5 ON YOUR COLOR CODE THERE. THANK YOU.

6

7 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** OAKLAND MAYOR LEE WILL BE  
8 FOLLOWED BY SUPERVISOR ABE-KOGA.

9

10 **BARBARA LEE:** THANK YOU VERY MUCH WHAT A COMPREHENSIVE  
11 PRESENTATION A LOT OF WORK YOU PUT INTO IT THANKS I'M SORRY I  
12 HAD TO STEP OUT FOR ANOTHER MEETING BUT WANT TO ASK A COUPLE  
13 OF QUESTIONS YOUR STAKEHOLDER COHORTS AND BROAD BASE NATURE  
14 AND OF COURSE COMMISSIONERS I'M GOING TO ASK ABOUT BIPOC  
15 PARTICIPATION LGBTQ+ PARTICIPATION AS STAKEHOLDERS ON THE  
16 FROND END BECAUSE OFTENTIMES PEOPLE WHO LOOK LIKE ME ARE ON  
17 THE BACK END AND THEN WE HAVE TO FIGHT TO GET IN THE MIX.

18

19 **SPEAKER:** YEAH, I THINK THAT'S AN EXCELLENT POINT SOMETHING WE  
20 HAVE THOUGHT A LOT ABOUT AS WELL THERE ARE MULTIPLE DIFFERENT  
21 WAYS THAT WE HAVE TRIED TO ENGAGE THAT DIVERSITY OF FOLKS ONE  
22 IS BY IDENTIFYING ORGANIZATIONS BY LEADERS AND WHO ARE SERVING  
23 BIPOC COMMUNITIES ALSO WORK BEING DONE SUBSTANTIAL WORK BY  
24 COMMUNITY ORGANIZATION HAVE ALREADY BEEN ORGANIZING THEMSELVES  
25 WHO ARE SITTING AT STAKEHOLDERS IN THE COMMITTEE AND ARE



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1 HELPING TO POPULATE ALL THE SUBCOMMITTEES THEY'RE DEEPLY  
2 PARTICIPATING IN SUBCOMMITTEE LEVEL WE'RE ACTUALLY HAVING A  
3 LONG CONVERSATION THIS MORNING ABOUT HOW WE CAN MAKE SURE THEY  
4 GET RESOURCES TO CONTINUE THEIR ENGAGEMENT THAT WE'RE SPENDING  
5 TIME WITH THEM AS CO-CHAIRS AS OTHERS IN THE SPACES IN WHICH  
6 THEY'RE DOING THEIR ORGANIZING WORK AND THEIR ADVOCACY WORK SO  
7 IT ISN'T THAT FOLKS HAVE TO ALWAYS BE COMING TO THE LARGE  
8 STAKEHOLDER MEETING BUT THERE IS GOING TO BE FLOW OF  
9 COMMUNICATION AND ENGAGEMENT SO LOTS OF WORK TO BE DONE IT  
10 NEEDS TO BE SOMETHING THAT WE CONSTANTLY PAY ATTENTION TO AND  
11 MAKE EXERT EFFORTS AND IF YOU HAVE SUGGESTIONS AROUND GAPS  
12 WE'RE WELCOME TO HEAR THEM AS WELL. I CAN SEE YOUR PLAN AND  
13 WOULD LOVE TO WEIGH IN.

14

15 **SPEAKER:** THANK YOU SO MUCH.

16

17 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** COMMISSIONER ABE-KOGA.

18

19 **V. CHAIR, MARGARET ABE-KOGA:** THIS IS REALLY EXCITING TO SEE  
20 AND I APPRECIATE ALL THE GREAT WORK I APPRECIATE ALL THE  
21 FEMALE CO-CHAIRS HERE. NO OFFENSE TO OUR MALE ALLIES.

22 [LAUGHTER] JUST A FEW THAT I RECALL FROM OUR LAST ROUND OF  
23 THIS WHEN JUST AT THE COUNTY COMING FROM A CITY, THE  
24 IMPORTANCE OF ENGAGING WITH OUR CITY ELECTED EARLY ON AND  
25 HEARING FROM WITH THEM AND HEARING IS THERE REALLY BOOTS ON



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1 THE GROUND AND THEY'RE GOING TO BE ADMINISTERING A LOT OF THE  
2 RESOURCES SO HEARING FROM THEM AND ENGAGING ABOUT THEM EARLY.  
3 I GUESS, IT'S LIKE 101 CITIES IN THE BAY AREA SO I'M CURIOUS  
4 HOW WE'RE GOING TO APPROACH AND GET TO ALL OF THEM. SO, I'LL  
5 LOOK FORWARD TO THAT PLAN. TWO, WHAT I HEARD, IT'S A CHALLENGE,  
6 BUT I KNOW WE HAD WANTED TO ALLOW THE COUNTIES TO DETERMINE  
7 HOW THEY WOULD -- THE CRITERIA, FOR HOW THEY WOULD ALLOCATE  
8 THE FUNDING TO GIFT COUNTIES THAT KIND OF AUTONOMY, BUT I ALSO  
9 HEARD FROM A LOT OF FOLKS WHO ARE JUST LOOKING FOR MORE  
10 CLARITY, I THINK PRIMARILY, AGAIN, FROM THE CITIES, WANTING TO  
11 HAVE A BETTER SENSE OF HOW THAT FUNDING WAS GOING TO BE  
12 ALLOCATED OUT. SO, I KNOW WE WANT TO MAINTAIN AS MUCH  
13 FLEXIBILITY AS POSSIBLE, BUT, AGAIN, PERHAPS BY ENGAGING EARLY  
14 ON AND WE DO HAVE THE TIME NOW TO MAYBE CREATE A LITTLE BIT  
15 MORE, OR NOT EVEN A LITTLE BIT, BUT YOU KNOW, MORE  
16 SPECIFICITY, SO FOLKS CAN UNDERSTAND, AND THEN, I THINK, YOU  
17 KNOW, BE ABLE TO BUY INTO THE PROCESS WOULD BE REALLY HELPFUL.  
18 THANK YOU.

19

20 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** I SUSPECT THAT WILL BE AN  
21 EXCELLENT LEAD-IN TO COMMENTS FROM OUR CHAIR. [LAUGHTER] OF  
22 MTC.

23

24 **SUE NOACK:** THAT WAS, ACTUALLY. MARGARET AND I WERE HAVING A  
25 MIND MELD ON THAT ONE. YEAH, THANK YOU. ON BOTH POINTS. YOU



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1 KNOW, I MADE THE COMMENT TO ANNE AND JENNIFER WHEN I MET THEM  
2 EARLIER THIS WEEK ABOUT THE -- A LOT OF THE PEOPLE IN THE  
3 VARIOUS COUNTIES NOT UNDERSTANDING HOW THE MONEY WAS GOING TO  
4 GET DISTRIBUTED WITHIN THE COUNTY, AND THAT WAS GOING TO MAKE  
5 A BIG IMPACT ON VOTER SUPPORT. SO, I THINK THAT'S GOING TO BE  
6 IMPORTANT. MAYBE PHASE TWO, AND PHASE THREE, BUT, OBVIOUSLY,  
7 HEARING SOME OF THAT THROUGH PHASE ONE. AND I KNOW, YOU KNOW,  
8 AS MARGARET WAS SAYING, 101 CITIES, NINE COUNTIES, ALL SORTS  
9 OF PEOPLE, I WOULD JUST ENCOURAGE YOU TO USE ALL OF US HERE TO  
10 GET TO THE RIGHT PEOPLE SO THAT YOU'RE NOT SCRAMBLING ON YOUR  
11 OWN TO TRY TO FIGURE OUT WHO TO SPEAK TO, BUT PLEASE USE MTC,  
12 ABAG, OUR ADVISORY COMMITTEE TO HELP YOU GET TO THE RIGHT  
13 PEOPLE, AND SPEAK TO THE RIGHT PEOPLE TO GET THE BEST  
14 INFORMATION POSSIBLE. SO, I WOULD JUST OFFER THAT UP. SO,  
15 THANK YOU.

16

17 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** COMMISSIONER FLEMING?

18

19 **VICTORIA FLEMING:** THANK YOU VERY MUCH. THANK YOU TO EVERYBODY  
20 WHO PUT ALL OF THIS TOGETHER AND ALL OF THE COMMISSIONERS AND  
21 ADVISORS WHO HAVE ALREADY WEIGHED IN. I THINK THAT I CONCUR  
22 WITH NEARLY EVERYTHING I HAVE HEARD. SO MANY LESSONS WERE  
23 PAINFULLY LEARNED DURING RM4 PROCESS, AND I'M HOPEFUL THAT  
24 THROUGH EARLY ENGAGEMENT WE CAN AVOID A LOT OF THE PITFALLS  
25 THAT WE CAME INTO DURING THAT PROCESS. AND I JUST WANT TO



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1 ENCOURAGE MY FELLOW COMMISSIONERS AND ELECTED OFFICIALS AND  
2 ADVISORS TO GET OUT EARLY WITH THE CONCERNS AND TO BE REALLY  
3 CLEAR ABOUT WHAT CAN AND COMPLAINT BE COMPROMISED ON EARLY AND  
4 IN ADVANCE, AND I WOULD LIKE THAT THERE IS A SYSTEM FOR THAT.  
5 SOMETIMES I THINK THAT THE MORE WE PUT INTO THINGS THE MORE WE  
6 COMPLICATE THINGS. AND THE BETTER POLICY WILL BE THE BEST  
7 ANALYSIS'S THE ONE THAT'S GOING TO GET PASSED BY THE VOTERS  
8 AND THAT'S GOING TO GET US TO SOME AMOUNT OF INCREASED HOUSING  
9 APPROXIMATE WITH THAT OUR NORTH STAR NEEDS TO BE SUCCESS AT  
10 THE BALLOT. AND SO TO THAT EXTENT, I HOPE WE CAN ALL BE  
11 COLLABORATIVE IN THAT WAY, AND I THINK IF WE CAN, THEN WE'LL  
12 BE SUCCESSFUL AND HOPEFULLY WE WILL BE SUCCESSFUL SOON. THANK  
13 YOU.

14

15 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** ALL RIGHT. THIS IS THE LAST  
16 CALL. CHAIR EAVE EFREN. CARILLO?

17

18 **EFREN CARRILLO:** THANK YOU CHAIR I CAUGHT IT BEFORE THE LAST  
19 CALL SO I ALWAYS HATE BEING LAST BUT I HAVE A CLARIFYING  
20 QUESTION THEN MAYBE A COMMENT I THINK I HEARD CO-CHAIR  
21 SILVERBERG MENTION THAT THE SUBCOMMITTEE FRAMEWORK OF THE  
22 POLICY COMMITTEE OR THE COMMITTEE ITSELF WILL INVITE  
23 ADDITIONAL MEMBERS BASED ON EXPERTISE PARTICIPATION AND NOT  
24 SURE THAT WAS CLEARLY DELINEATED IN THE SLIDES OR EVEN IN THE  
25 REPORT BUT I THINK IT WAS CERTAINLY EXPRESSED BY THE CO-CHAIRS



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1 THAT THE SUBCOMMITTEE -- OR HERE IS THE QUESTION, WILL THE  
2 SUBCOMMITTEES INCLUDE MEMBERS OF THE 32 THAT WE SAW ON THE  
3 SLIDE ADDITIONAL MEMBERS AND I IMAGINE THOSE HAVEN'T BEEN  
4 SELECTED YET?

5

6 **MEREDITH BAUER:**

7

8 **SPEAKER:** I'LL JUMP IN HERE, THE SUBCOMMITTEES WILL INCLUDE  
9 SOME STAKEHOLDER COMMITTEE MEMBERS WE HAVE ALREADY ASKED FOR  
10 THEIR INTEREST IN PARTICIPATING IN THE COMMITTEE SO BUT SOME  
11 NOT ALL OF THEM WILL BE PARTICIPATING IN THE SUBCOMMITTEES WE  
12 HAVE ALSO ASKED FOR NOMINATIONS AND ARE LOOKING FOR OTHERS WHO  
13 HAVE PARTICULAR EXPERTISE OR WOULD OTHERWISE BE GOOD TO JOIN  
14 SUBCOMMITTEES SO IT WILL BE A MORE OPEN PROCESS IT'S STILL  
15 INTENDED TO BE SOME, WHAT RESTRICTED IN TERMS OF SIZE BECAUSE  
16 THIS IS A WORKING GROUP WHERE PEOPLE ARE GOING TO HAVE TO  
17 SUSPEND A LOT OF TIME DOING RESEARCH AND BRINGING -- THEY HAVE  
18 A LOT OF MEETINGS AND HAVE HOMEWORK IN BETWEEN SO THEY'RE  
19 GOING TO BE DOING A LOT OF WORK AT THE COMMITTEE LEVEL SO  
20 WE'RE REALLY LOOKING FOR FOLKS WHO CAN CONTRIBUTE THAT WAY BUT  
21 IT'S A BROAD MIX.

22

23 **EFREN CARRILLO:** GREAT THANK YOU. JUST A COMMENT YOU KNOW, THE  
24 ADVISORY COMMITTEE ITSELF IS A FAIRLY DIVERSE COMMITTEE ITSELF  
25 BOTH ON SELF-IDENTIFIED ETHNIC, RACIAL AS WELL AS AGENDA YOU



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1 KNOW THE MALE COMPONENT IS ON THE MINORITY VERY SIMILAR TO  
2 WHAT I SEE WITH THE BAHFA ADVISORY COMMITTEE AND ABAG I THINK  
3 THAT'S WHAT'S EXCITING TO SEE THIS EFFORT BEING ON THE CO-  
4 CHAIR SIDE BEING A WOMEN LED SEEING YOU KNOW THIS APPROACH I  
5 THINK HOPEFULLY THIS DOESN'T COME OUT WRONG BUT THE POTENTIAL  
6 FOR SUCCESS HAS INCREASED TWO TIMES JUST BASED ON THE FACT  
7 ALONE IN MY OPINION THE INGREDIENTS I THINK THAT THE METAPHOR  
8 AROUND -- NO PRESSURE, THE METAPHOR AROUND THE MENU IS  
9 CERTAINLY ONE THAT ALIGNS WITH OUR INTEREST IN THE INGREDIENTS  
10 ARE THERE FOR SUCCESS WE CERTAINLY HAVE COMMUNITY THAT IS  
11 HUNGRY FOR HOUSING SOLUTIONS AND HOUSING AFFORDABILITY THIS  
12 GOES ACROSS THE BOARD FOR PRIVATE SECTOR EMPLOYERS PUBLIC  
13 SECTOR NON-PROFIT SCHOOL DISTRICTS AND SO FORTH I THINK THAT  
14 THEIR IS REGIONAL ALIGNMENT ACROSS THE BOARD WE CERTAINLY SEE  
15 IT IN THE NORTH BAY WE HERE IN THE BAY AREA AND IN SOUTH BAY  
16 YOU KNOW THIS ISN'T SIMPLY ABOUT RAISING REVENUE THAT IS  
17 ACCESSIBLE TO DEVELOPERS OR NON-PROFITS BUT REALLY CREATING A  
18 STRUCTURE THAT'S PREDICTABLE, FLEXIBLE, CAPABLE OF  
19 ACCELERATING THE HOUSING PRODUCTION ACROSS THE BOARDS AND  
20 THAT'S NOT JUST FOR NEW CONSTRUCTION OR PRESERVING EXISTING  
21 HOUSING AND CREATING OPPORTUNITIES AND PRESERVING YOU KNOW  
22 HOUSING THAT MAY NOT BE ACCESSIBLE TO PEOPLE ACROSS THE BOARD.  
23 SO, THE ADVISORY IS EXCITED TO CONTINUE TO MAY A ROLE IN  
24 PROVIDING THE RECOMMENDATIONS NOT JUST BAHFA OR ABAG BUT ALSO  
25 THE STRUCTURE OF THE COMMITTEE THAT'S FORMING IN ALIGNMENT.



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1 AND I'M ENCOURAGED THAT I ACTUALLY SEE A LOT OF THINGS THAT WE  
2 HAVE WORKED ON, ON THE EQUITY FRAMEWORK, ON THE POLICY  
3 STRATEGIES, AND FLEXIBILITIES AND ENSURING THAT SOME OF OF  
4 THOSE VOICES THAT DO WANTS GET HEARD VERY OFTEN ARE INCLUDED  
5 IN THE PROCESS. AND THOSE ARE DISCUSSIONS THAT WE HAVE OVER  
6 THE LAST THREE OR FOUR YEARS ON THE ADVISORY AND WE SEE THEM  
7 EMBEDDED IN WHAT'S BEING PRESENTED HERE SO THAT'S ENCOURAGING,  
8 CHAIR, AND MEMBERS AND WE HOPE THAT WILL CONTINUE.

9

10 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** CHAIR ROMERO?

11

12 **CHAIR, CARLOS ROMERO, ABAG HC:** THANK YOU. YOU KNOW IF THERE IS  
13 ONE THING THAT SEVERAL OF US, AND I WANT TO SAY THERE IS AT  
14 LEAST A HALF DOZEN OF US WHO WENT DOWN TO LOS ANGELES TO  
15 ACTUALLY DEAL, AND WE'RE A STATEWIDE KIND OF REGIONAL  
16 CONVENING REGIONAL FINANCE AUTHORITIES THAT WERE IN THE WORKS  
17 OF EITHER BEING DEVELOPED OR ALREADY DEVELOPED IS REALLY FROM  
18 THE BEGINNING IT'S IMPORTANT TO HAVE A RELATIVELY BROAD BASED  
19 GROUP OF PEOPLE WHO WIND UP WORKING ON WHATEVER IT IS, THE  
20 INITIATIVE YOU WANT TO WORK ON. I THINK AS LEGISLATORS SITTING  
21 UP HERE, THAT MANY OF US ARE, WHETHER IT'S AN ABAG OR MTC,  
22 WE'LL HAVE THAT ABILITY TO CONTRIBUTE TO THE LEGISLATIVE PIECE  
23 OF THIS, WITHIN THE RESPECTIVE BODIES, I BELIEVE. AND I DO NOT  
24 ENVY ANY OF YOU FOR HAVING PUT TOGETHER THIS -- IS IT 33? HOW  
25 MANY MEMBERS ARE IN THE REGIONAL STAKEHOLDER COMMITTEE MEMBER



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1 GROUP? WHATEVER NUMBER -- PARDON ME.

2

3 **SPEAKER:** DEPENDS ON THE DAY.

4

5 **CHAIR, CARLOS ROMERO, ABAG HC:** [LAUGHTER] I, IN MY MIND WAS  
6 COUNTING, YOU KNOW, I'M INTEREST IN THE EQUITY GROUP PIECE,  
7 RIGHT, WHAT ARE THE EQUITY FOLKS INTERESTED IN MAKING SURE THE  
8 AFFORDABLE DEVELOPERS ARE THERE, AT THE SAME TIME ACTUALLY  
9 COUNTER BALANCED BY MARKET RATE DEVELOPERS. I THINK YOU GUYS  
10 HAVE DONE A GOOD JOB OF TRYING TO GET THESE FOLKS IN THAT  
11 ROOM, AND I THINK LIKEWISE, WITH THE ADVISORY COMMITTEE, WHERE  
12 WE HAVE THESE DIFFERENT PERSPECTIVES, AND I I THINK IT THAT  
13 THIS IS PROBABLY THE RIGHT TEMPERATURE FOR THIS PORRIDGE. I'M  
14 VERY INTERESTED IN SEEING ACTUALLY HOW THE SUBCOMMITTEES WORK  
15 OUT AND HOW, YOU KNOW, WE INTEGRATE, AND THERE ARE INTEREST  
16 GROUPS THAT ARE GOING TO BE INVOLVED IN THIS, AND ULTIMATELY  
17 IF WE DON'T GET THOSE FOLKS INVOLVED -- AND I DEEPLY RERESPECT  
18 THE LOCAL CITY CAN ONLY, COUNTY CONCERNS. BUT WE ARE NOT GOING  
19 TO PASS THIS LEGISLATION. THIS LEGISLATION GETS PASSED BY A  
20 BROAD BODY OF DIFFERENT ENTITY, WHETHER THEY'RE DEVELOPERS OR  
21 COMMUNITY ORGANIZERS OR TENANT RIGHTS PEOPLE WHO HAVE BOUGHT  
22 INTO THE PROCESS AND BOUGHT INTO WHAT COMES OUT AT THE END. SO  
23 VERY IMPORTANT FOR US TO MAKE SURE OUR CITIES GET THE RIGHT  
24 AMOUNT OF MONEY, WE CAN DEAL WITH THE LEGISLATION PIECE, BUT  
25 INTEGRATING ALL THESE OTHER FOLKS WHO WILL RUN THE CAMPAIGN,



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1 RIGHT, WE'LL NOT BE RUNNING THE CAMPAIGN, LET'S MAKE THAT  
2 CLEAR, FOR LEGAL REASONS, AND ALSO BECAUSE I DON'T JUST KIND  
3 OF, YOU KNOW, HAND TO DO SO, BECAUSE IT REALLY SHOULD BE A  
4 COMMUNITY CAMPAIGN. I DON'T KNOW IF WE CAN GIVE THIS A BALLOT  
5 INITIATIVE, AND I THINK AS DIFFICULT AS IT IS FOR US TO LET  
6 SOME POWER GO, THEN REVIEW, I THINK WE SHOULD KEEP THAT IN  
7 MIND AND AGAIN WE HAVE TALKED ABOUT THIS A LOT, AND I KNOW  
8 IT'S HARD FOR US, SOMETIMES SAY YES, DEVOLVING A LITTLE POWER  
9 IS GOOD FOR THE OVERALL GENERAL FINAL PURPOSE.

10

11 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** THANK YOU. I THINK THAT WAS  
12 A LESSON WE TOOK BACK FROM LOS ANGELES. I WILL GIVE MY  
13 CONCLUDING REMARKS AS CHAIR THEN I WILL SEE IF THERE IS PUBLIC  
14 COMMENT. I WILL TAKE THIS OPPORTUNITY TO SPEAK NOT JUST AS THE  
15 LUCKY CHAIR OF THIS PARTICULAR MEETING, I THINK THE FACT IF WE  
16 GET OUT OF HERE ON TIME I THINK THAT'S A GOOD SIGN FOR DOING  
17 THIS AGAIN. SO I WANT TO THANK EVERYONE FOR BEING EFFICIENT IN  
18 THEIR COMMENTS. I WANT TO SAY AS A MEMBER OF THE STAKEHOLDER  
19 GROUP AND AGAIN I'M WEARING MY OTHER HAT FOR A SECOND, IT'S  
20 BEEN REALLY WELL ORGANIZED AND I CANNOT EMPHASIZE HOW MUCH  
21 THEY KEEP ON TELLING US, DO NOT JUST HAVE YOUR CONVERSATION  
22 INSIDE THIS ROOM. TALK TO YOUR STAKEHOLDER GROUPS, GO OUT,  
23 SEEK FEEDBACK, BRING IT BACK TO US, AND SO I THINK THAT  
24 INVITATION WAS ISSUED TODAY. I HEARD THE INVITATION FOR US TO  
25 BE SUGGESTING PEOPLE THAT WE THINK MIGHT BE GREAT ON SOME OF



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1 THESE SUBGROUPS. FULL DISCLOSURE, I HAVE ALSO TALKED ABOUT THE  
2 IDEA OF KIND OF THE BUSINESS SIDE OF THIS EQUATION, AND YOU  
3 KNOW, AS I LOOK AT THE TRANSIT MEASURE TO SEE THE BUSINESS  
4 COMMUNITY AND LABOR AND THE EQUITY GRASSROOTS GROUPS, LIKE,  
5 HAND-IN-HAND, LEADING THIS MEASURE, WHICH TURNED IN 305,000  
6 SIGNATURES, WHEN WE ALL ARE ON THE SAME PAGE, I BELIEVE THAT  
7 THAT IS WHEN SORORITIES TRUST REVENUE MEASURES. WE SAW SOME  
8 RECENT DEFEATS THAT TENDED TO BE DRIVEN BY A SINGLE INTEREST.  
9 AND SO IT'S NOT JUST VOTER SENTIMENT, BUT IT'S ALSO  
10 STAKEHOLDER COOWNERSHIP AND COAUTHORSHIP. AND I JUST COMPLAINT  
11 SAY HOW MUCH I HAVE HEARD THAT MESSAGE DELIVERED FROM THESE  
12 CO-CHAIRS, AND I WANT TO REALLY APPRECIATE THAT AND THE WORK  
13 AHEAD. COULD THE CLERK PLEASE LET US KNOW IF THERE ARE ANY  
14 PUBLIC COMMENTS IN THE ROOM OR ONLINE, SUBMITTED?

15

16 **CLERK, FRED CASTRO:** ON THIS ITEM NO WRITTEN COMMENTS RECEIVED.  
17 NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT,  
18 NONE IN THE ATTENDEE SPACE, NONE AT THE REMOTE LOCATIONS.  
19 THANK YOU.

20

21 **V. CHAIR, BAHFA OC, LIBBY SCHAFF:** OKAY. YOU'RE NEXT REGULAR  
22 JOINT MEETING OF THE ABAG HOUSING COMMITTEE AND BAHFA  
23 OVERSIGHT COMMITTEE IS SCHEDULED TO BE HELD HERE AT 375 BEALE  
24 STREET ON WEDNESDAY AUGUST 12TH. ANY CHANGES TO THE SCHEDULE  
25 WILL BE DULY NOTICED TO THE PUBLIC. THE MEETING OF THE BAHFA



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1   OVERSIGHT COMMITTEE IS ADJOURNED. CHAIR ROMERO?

2

3   **CHAIR, CARLOS ROMERO, ABAG HC:** THIS MEETING OF THE ABAG  
4   HOUSING COMMITTEE IS ADJOURNED.

5

6   **EFREN CARRILLO:** THE NEXT REGULAR MEETING OF THE BAHFA ADVISORY  
7   COMMITTEE IS SCHEDULED TO BE HELD AT THE BAY AREA METRO CENTER  
8   375 BEALE STREET SAN FRANCISCO ON JULY 23RD, 2026. ANY CHANGES  
9   TO THE SCHEDULE WILL BE DULY NOTICED TO THE PUBLIC THE MEETING  
10  OF THE BAHFA ADVISORY COMMITTEE IS ALSO ADJOURNED. [ADJOURNED]