ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

JOINT BAHFA OVERSIGHT COMMITTEE AND ABAG HOUSING COMMITTEE

THURSDAY, MAY 11th, 2023, 1:00 PM

CLERK, FRED CASTRO: GOOD AFTERNOON COMMITTEE MEMBERS. THIS IS FRED, CLERK OF THE BOARD, WE'RE WAITING FOR ANOTHER TELECONFERENCE LOCATION TO LOG IN. IF YOU WILL GIVE US ANOTHER MOMENT OR TWO, THEN WE CAN BEGIN. PLEASE STAND BY.

CLERK, FRED CASTRO: WE CAN BEGIN.

CHAIR, ALFREDO PEDROZA, BAHFAOC: PLEASE.

CLERK, FRED CASTRO:

CLERK OF THE BOARD: BEFORE WE BEGIN, THERE ARE FEW HOUSEKEEPING ITEMS. JUST ABOVE THE CONTROL ROOM YOU WILL SEE AN ON AIR SIGN. WHEN THE SIGN IS ILLUMINATED, WE ARE IN SESSION. THE ON AIR SIGN WILL TURN OFF WHEN WE TRANSITION BETWEEN MEETINGS. FOR MEMBERS AT THE DAIS, WHENEVER YOUR MICROPHONE IS NOT IN USE, PLEASE BE SURE TO TURN YOUR MICROPHONE OFF AS WELL AS YOUR OTHER ELECTRONIC DEVICES. FOR MEMBERS PARTICIPATING FROM TELECONFERENCE LOCATIONS, THE ZOOM WEBINAR IS NOW LIVE. THIS MEETING IS BEING WEBCAST ON THE MTC WEBSITE. MEMBERS PARTICIPATING BY ZOOM WISHING TO SPEAK,

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SHOULD USE THE RAISED HAND FEATURE OR DIAL STAR NINE AND YOU WILL BE CALLED TO SPEAK. DURING PUBLIC COMMENT, MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE TO RAISED HAND FEATURE OR DIAL *9. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THE PHONE NUMBER. IN PERSON MEMBERS OF THE PUBLIC SHOULD FORM A LINE BEHIND THE PODIUM AND WE'LL CALL ON PUBLIC MEMBERS TO SPEAK BECAUSE THERE IS A TELECONFERENCE LOCATION, THE ROLL CALL FORUM AND FOR VOTING ON MOTIONS WILL BE TAKEN.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU VERY MUCH, MR. CASTRO. I WOULD LIKE TO CALL THIS MEETING TO ORDER FOR MAY 11TH, 2023, THE ABAG HOUSING COMMITTEE AND THE JOINT BAHFA OVERSIGHT COMMITTEE MEETING. COULD WE -- THIS IS A REGULAR MEETING OF BAHFA AND IT IS A SPECIAL MEETING OF ABAG. COULD WE HAVE ROLL CALL, PLEASE TO CONFIRM QUORUM.

CLERK, FRED CASTRO: SURE. MAYOR ARREGUIN?

JESSE ARREGUIN: PRESENT FROM BERKELEY MAYOR'S OFFICE 2180 MILLBRAE STREET BERKELEY.

CLERK, FRED CASTRO: BAS?

NIKKI FORTUNATO-BAS: PRESENT AND I AM AT OAKLAND CITY HALL.

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CLERK, FRED CASTRO: EKLUND.

PAT ECKLUND: PRESENT I'M AT MASON AVENUE CITY OF NOVATO ADMINISTRATIVE OFFICES, IN THE BAHA CONFERENCE ROOM NEXT TO THE LOBBY.

CLERK, FRED CASTRO: FIFE?

CARROLL FIFE: PRESENT AND AT CITY HALL FRANCO PLAZA OAKLAND.

CLERK, FRED CASTRO: FLIGOR?

V. CHAIR, NEYSA FLIGOR, ABAG HC: HERE.

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

BELIA RAMOS: HERE APPEARING FROM 1195 THIRD STREET.

CLERK, FRED CASTRO: ROMERO?

CHAIR, CARLOS ROMERO, ABAG HC: PRESENT.

CLERK, FRED CASTRO: TIEDEMANN?

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SPEAKER: HERE.

CLERK, FRED CASTRO: WILLIAMS?

WANDA WILLIAMS: SUPERVISOR WILLIAMS, SOLANO COUNTY, AT 675 [INDISCERNIBLE] STREET.

CLERK, FRED CASTRO: THANK YOU. QUORUM OF THE ABAG HOUSING COMMITTEE IS PRESENT.

CHAIR, ALFREDO PEDROZA, BAHFAOC: ALL RIGHT I'M GOING TO CALL TO ORDER THE BAY AREA HOUSING FINANCE OVERSIGHT COMMITTEE TO ORDER. PLEASE CALL ROLL.

CLERK, FRED CASTRO: COUNCIL MEMBER ABE-KOGA?

MARGARET ABE-KOGA: HERE AT 500 CASTRO STREET MOUNTAIN VIEW CITY HALL THIRD FLOOR CONFERENCE ROOM. THANK YOU.

CLERK, FRED CASTRO: CHAVEZ?

CINDY CHAVEZ: HERE FROM HAD BE, SAN JOSE CALIFORNIA.

CLERK, FRED CASTRO: FLEMMING IS ABSENT. SUPERVISOR GLOVER?

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FEDERAL D. GLOVER: HERE AT 190 EAST FOURTH STREET DISTRICT OFFICE FOR THE BOARD OF SUPERVISORS.

CLERK, FRED CASTRO: THANK YOU. DIRECTOR JOSEFOWITZ IS ABSENT. SUPERVISOR MILEY IS ABSENT. PAPAN?

GINA PAPAN: HERE.

CLERK, FRED CASTRO: SUPERVISOR PEDROZA?

CHAIR, ALFREDO PEDROZA, BAHFAOC: HERE.

CLERK, FRED CASTRO: SUPERVISOR RONEN?

HILLARY RONEN: HERE.

CLERK, FRED CASTRO: THAO IS ABSENT. QUORUM OF THE BAHFA OVERSIGHT COMMITTEE IS PRESENT.

CHAIR, ALFREDO PEDROZA, BAHFAOC: THANK YOU, COMMISSIONERS.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. GLAD WE HAVE QUORUM FOR BOTH GROWTH. WITH THAT, WILL THE CLERK PLEASE GIVE THE ABAG HOUSING COMMITTEE COMPENSATION ANNOUNCEMENT?

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CLERK, FRED CASTRO: ACCORDING TO STATE LAW I AM MAKING THE FOLLOWING ANNOUNCEMENT, THE MEMBERS OF THE ABAG BOARD IN ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE PER DIEM AN AMOUNT OF $150 AS A RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM. THANK YOU.

CHAIR, ALFREDO PEDROZA, BAHFAOC: ALL RIGHT. CAN WE DO THE SAME FOR THE OVERSIGHT COMMITTEE?

CLERK, FRED CASTRO: YES. AS AUTHORIZED BY STATE LAW I AM MAKING THE FOLLOWING ANNOUNCEMENT. EACH MEMBER OF THE BOARD HERE TODAY WILL BE ENTITLED TO RECEIVE $100 PER MEETING ATTENDED UP TO A MAXIMUM OF $500 PER MONTH PER AGENCY. THIS AMOUNT IS A PROVIDED AS A RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT SUCH AMOUNT. THANK YOU.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. AND WITH THAT WE'LL MOVE TO ITEM NUMBER TWO, PUBLIC COMMENT. THIS IS AN INFORMATION ITEM. IS THERE ANY MEMBER OF THE PUBLIC, IN THE BOARDROOM, OR THE -- IN ANY OF THE TELECONFERENCE LOCATIONS WHO WISHES TO GIVE PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA? MR. CASTRO?

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CLERK, FRED CASTRO: THERE ARE NO MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT AT THIS TIME, I SEE NO MEMBERS IN THE ATTENDEE SIDE OF ZOOM WITH HANDS RAISED FOR PUBLIC COMMENT AND CAN I ASK IF THERE ARE ANY MEMBERS OF THE PUBLIC AT THE TELECONFERENCE LOCATIONS FOR PUBLIC COMMENT? I SEE NONE. THANK YOU.

CHAIR, CARLOS ROMERO, ABAG HC: MOVING TO ITEM THREE COMMITTEE MEMBER ANNOUNCEMENTS. ALSO AN INFORMATION ITEM. ARE THERE ANY ANNOUNCEMENTS BY MEMBERS OF THE COMMITTEE? WHY DON'T WE START WITH FOLKS WHO ARE HERE PRESENT THEN GOING TO THE REMOTE LOCATIONS. SEEING NONE.

CLERK, FRED CASTRO: I SEE NO MEMBERS OF EITHER COMMITTEE WITH HANDS RAISED FOR COMMITTEE ANNOUNCEMENTS AT THIS TIME.

CHAIR, CARLOS ROMERO, ABAG HC: AND ARE THERE ANY MEMBERS -- ARE THERE IN THE PUBLIC -- EITHER IN THE BOARDROOM OR AT THE REMOTE SITES THAT WISH TO GIVE PUBLIC COMMENT ON THIS ITEM.

CLERK, FRED CASTRO: NO MEMBERS IN THE BOARDROOM AT THIS TIME, NO MEMBERS IN ATTENDEES FOR PUBLIC COMMENT AND IN THE TELECONFERENCE LOCATIONS, I SEE NO MEMBERS OF THE PUBLIC THERE FOR PUBLIC COMMENT. THANK YOU.

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CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. NEXT ITEM IS THE CHAIR'S REPORT. LET'S SEE, THIS IS AN OPPORTUNITY FOR US TO PROVIDE ANY OF THE CHAIRS TO PROVIDE OUR PERSPECTIVES ON ANY OF THE HOUSING ACTIVITIES THAT WENT ON LAST MONTH. CERTAINLY I DO NOT HAVE A CHAIR'S REPORT THIS MONTH BUT I'M GOING TO ASK OUR BAHFA OVERSIGHT COMMITTEE CHAIR PEDROZA WHETHER HE HAS A REPORT

CHAIR, ALFREDO PEDROZA, BAHFAOC: NO REPORT.

CHAIR, CARLOS ROMERO, ABAG HC: WITH THAT, THIS CONCLUDES THE CHAIR'S REPORT. LET'S SEE, ARE THERE ANY MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON THE NON-EXISTENT CHAIR REPORTS?

CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC IN THE BOARDROOM TO COMMENT ON THIS ITEM NO MEMBERS IN ATTENDEES FOR PUBLIC COMMENT AND AT THE TELECONFERENCE LOCATIONS, I SEE NO ONE FOR PUBLIC COMMENT ON THIS ITEM. THANK YOU.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. ALFREDO AND I ARE JUST DOTTING THE IS AND CROSSING THE TS. ITEM FIVE IS THE ABAG HOUSING COMMITTEE CONSENT CALENDAR. THIS IS AN ABAG HOUSING COMMITTEE ACTION ITEM. UNLESS THERE IS AN ITEM THAT THE ASSOCIATION OF BAY AREA GOVERNMENTS HOUSING COMMITTEE MEMBER

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WOULD LIKE TO TAKE SEPARATELY, THE CONSENT CALENDAR WILL BE APPROVED IN ONE MOTION. IS THERE A MOTION AND A SECOND?

SPEAKER: SO MOVED.

CHAIR, CARLOS ROMERO, ABAG HC: OKAY.

SPEAKER: SECOND.

JESSE ARREGUIN: SECOND. ARREGUIN.

SPEAKER: SECOND.

CHAIR, CARLOS ROMERO, ABAG HC: WHO MADE THE MOTION?

NEYSA FLIGOR: FLIGOR.

CHAIR, CARLOS ROMERO, ABAG HC: WITH THAT -- ACTUALLY, ARE THERE ANY MEMBERS OF THE PUBLIC WHO WANT TO ADDRESS THIS ITEM? I ASSUME WE PROBABLY HAVE TO ALLOW THAT?

CLERK, FRED CASTRO: YES. THERE ARE NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT ON THIS ITEM, AND NO MEMBERS IN ATTENDEES FOR PUBLIC COMMENT AND FROM TELECONFERENCE LOCATIONS NO MEMBERS THERE FOR PUBLIC COMMENT. THANK YOU.

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CHAIR, CARLOS ROMERO, ABAG HC: WE HAVE A MOTION AND A SECOND ON THIS ITEM. WOULD THE CHAIR, PLEASE, CONDUCT ROLL CALL? OR CONDUCT A VOTE? THANK YOU.

CLERK, FRED CASTRO: THIS IS THE VOTE ON THE HOUSING COMMITTEE CONSENT CALENDAR. MOTION BY FLY GO SECOND ARREGUIN. ARREGUIN?

JESSE ARREGUIN: YES.

CLERK, FRED CASTRO: BAS?

NIKKI FORTUNATO-BAS: YES.

CLERK, FRED CASTRO: EKLUND?

PAT ECKLUND: AYE.

CLERK, FRED CASTRO: FIFE?

CARROLL FIFE: AYE.

CLERK, FRED CASTRO: COUNCIL MEMBER FLIGOR?

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

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CLERK, FRED CASTRO: COUNCIL MEMBER ORTIZ? IS ABSENT. RABBITT IS ABSENT. RAMOS?

BELIA RAMOS: YES.

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

CHAIR, CARLOS ROMERO, ABAG HC: YES.

CLERK, FRED CASTRO: TIEDEMANN?

SPEAKER: YES.

CLERK, FRED CASTRO: WILLIAMS?

SPEAKER: AYE.

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

CHAIR, ALFREDO PEDROZA, BAHFAOC: ALL RIGHT. I'LL PROCEED WITH THE CONSENT CALENDAR FOR THE OVERSIGHT COMMITTEE. THIS IS APPROVAL OF MINUTES FOR THE MARCH 9TH MEETING. COMMISSIONERS

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DO WE HAVE ANY QUESTIONS? I DON'T SEE ANY. FRED DO WE HAVE BETTER THAN VIRTUALLY FOR PUBLIC COMMENT?

CLERK, FRED CASTRO: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. AND FROM THE TELECONFERENCE LOCATIONS NO ONE THERE FOR PUBLIC COMMENT.

CHAIR, ALFREDO PEDROZA, BAHFAOC: THANK YOU. I'LL LOOK FOR A MOTION ON THE CONSENT CALENDAR.

FEDERAL D. GLOVER: GLOVER APPROVAL.

HILLARY RONEN: SECOND.

CHAIR, ALFREDO PEDROZA, BAHFAOC: MOTION AND SECOND. ROLL CALL VOTE.

CLERK, FRED CASTRO: ON THE MOTION, ABE-KOGA?

MARGARET ABE-KOGA: AYE.

CLERK, FRED CASTRO: CHAVEZ?

CINDY CHAVEZ: YEAH.

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CLERK, FRED CASTRO: FLEMMING IS ABSENT. SUPERVISOR GLOVER?

FEDERAL D. GLOVER: YES.

CLERK, FRED CASTRO: JOSEFOWITZ? IS ABSENT. MILEY IS ABSENT. COUNCIL MEMBER PAPAN?

GINA PAPAN: YES.

CLERK, FRED CASTRO: THANK YOU. SUPERVISOR PEDROZA?

ALFREDO PEDROZA: YES.

CLERK, FRED CASTRO: RONEN?

HILLARY RONEN: AYE.

CLERK, FRED CASTRO: THAO IS ABSENT. MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

CHAIR, ALFREDO PEDROZA, BAHFAOC: ALL RIGHT. THANK YOU, COMMISSIONERS. WE'RE GOING TO PROCEED TO ITEM SEVEN, THE BAHFA BUSINESS PLAN EQUITY FRAMEWORK AND FUNDING PROGRAMS. THIS IS A RECOMMENDATION. THIS IS AN ACTION ITEM. SO I'M GOING TO TURN

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IT OVER TO STAFF. MISS HARTLEY IS GOING TO PRESENT THIS ITEM. TAKE IT AWAY.

KATE HARTLEY: GOOD AFTERNOON DIRECTORS. KATE HARTLEY MEMBER OF THE BAY AREA HOUSING FINANCE AUTHORITY HAPPY TO PRESENT TODAY ON THE FINAL VERSIONS OF OUR EQUITY FRAMEWORK AND FUNDING PROGRAMS. IF I COULD GET THE DECK LOADED UP THAT WOULD BE GREAT. BEFORE WE DIN IN WE WANT TO DISCUSS ONE HOUSING KEEPING ITEMS AND APOLOGIES, THE AGENDA BEFORE YOU TODAY HAS AN ACTION ITEM, INCORRECTLY, MY MISTAKE, A REFERRAL BOTH TO THE ABAG EXECUTIVE BOARD AND THE BAHFA BOARD BY THE BAHFA OVERSIGHT COMMITTEE. WHAT WE SHOULD HAVE HAD WAS TWO ACTION ITEMS WITH THE BAHFA OVERSIGHT COMMITTEE REFERRING TO THE BAHFA BOARD AND ABAG HOUSING REFERRING TO THE ABAG EXEC COMMITTEE. HOWEVER, THERE IS NO PROBLEM. WE WILL TAKE COMMENTS AND INPUT FROM ALL COMMITTEE MEMBERS, AND THEN THE BAHFA OVERSIGHT COMMITTEE CAN REFER TO BOTH BOARDS, THE COMMITTEE AND THE BOARD, AND THEN THERE WILL BE A FINAL VOTE AT EACH. SO, SORRY FOR THE CONFUSION, BUT WE SHOULD BE IN GOOD SHAPE. I WANT TO TAKE ONE SECOND TO TAKE OUR BUSINESS PLANNING TEAM. IT'S BEEN OVER A YEAR OF REALLY GREAT WORK, REALLY HARD WORK, AND SPECIAL THANKS TO FORSYTHE STREET ADVISERS AND NATALIE BON WIT THEY TOOK THE FUNDING LEAD ON PROGRAMS DID A DEEP DIVE ON THE FUNDING STRATEGIES AND TO THE OTHERING AND BELONGING INSTITUTE AT UC BERKELEY WHO WAS OUR LEAD FOR THE EQUITY FRAMEWORK, THEY

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ALSO CONVENED AN EQUITY WORKING GROUP WITH GREAT PARTICIPATION, VALLEY INVALUABLE INSIGHT SO WE'RE ESPECIALLY GRATEFUL TO THOSE PARTICIPANTS AND ALSO NICOLE MONTEJO DESERVES A SPECIAL SHOUT OUT BECAUSE SHE CATALOGED OVER 400 COMMENTS THAT WE GOT AT OUR PUBLIC WORKSHOPS A FINAL VERSION REFLECTS THAT IT WAS A TREMENDOUS EFFORT. THANK YOU TO NICOLE. WITH THAT WE CAN GO TO THE NEXT SLIDE. QUICK AGENDA, WE'LL REVIEW COMPONENTS ON THE PROCESS, HOW WE GOT HERE, THE PRESENTATION OF OUR FINAL EQUITY FRAMEWORK AND FUNDING PROGRAMS, AND THEIR INTEGRATION. THEY'RE WOVEN TOGETHER, AND NEXT STEPS. NEXT SLIDE. AS I MENTIONED, LAST YEAR WAS FILLED WITH RESEARCH AND OUTREACH. WE CONDUCTED DOZENS OF INTERVIEWS CREATED THE EQUITY WORKING GROUP AND CONVENED MULTIPLE MEETINGS WE HAD THREE PUBLIC LISTENING SESSIONS AND WE PRESENTED A DRAFT OF THESE DOCUMENTS TO YOU AND OUR ADVISORY COMMITTEE PREVIOUSLY. WE HELD TWO MORE PUBLIC WORKSHOPS. SO IT'S BEEN A VERY EXTENSIVE AND SUCCESSFUL PROCESS. NEXT SLIDE. AND THE PURPOSE OF THIS, ALL THIS WORK, WAS TO ENSURE THAT OUR EQUITY FRAMEWORK IS FULLY EMBEDDED IN OUR BAHFA PROGRAMS. WE HAVE SET A VISION, OBJECTIFY OBJECTIVES AND GOALS AND CREATED WAYS TO MEASURE OUR SUCCESS SO THAT WE CAN HAVE TRUE ACCOUNTABILITY. NEXT SLIDE. WE HAVE NOT CHANGED THE KEY THEMES DRIVING OUR EQUITY FRAMEWORK THESE ARE TWO DIRECT RESOURCES TO THOSE WHO NEED THEM MOST TO ENSURE THAT LOCAL COMMUNITY PRIORITIES ARE HONORED TO BECOME A LEADER ON EQUITABLE

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DEVELOPMENT IN COLLABORATION WITH COMMUNITIES, AND THEN, FINALLY WE MUST APPROACH THIS WORK WITH A BOTH AND PERSPECTIVE. FOR EXAMPLE, WE KNOW THAT WE HAVE TO ACHIEVE SCALE. WE NEED 180,000 AFFORDABLE HOMES IN THE BAY AREA BY 2031, BUT WE ALSO WANT TO SUPPORT SMALLER SCALE COMMUNITY DRIVEN OPPORTUNITIES, COMMUNITY CONTROLLED HOUSING. THAT IS VITAL BOTH THIS AND THIS PERSPECTIVE TO RETAIN THE VIBRANCY AND DIVERSITY OF OUR BAY AREA. NEXT SLIDE. THIS SLIDE BEGINS TO LAY OUT THE WAYS WE WILL WEAVE THE EQUITY FRAMEWORK AND OUR FUNDING PROGRAMS FOR EXAMPLE, WE HAVE TO CONFORM TO THE RULES OF OUR ENABLING LEGISLATION, A.B. 1487 WHILE ALSO STAYING FOCUSED ON SOCIAL AND RACIAL EQUITY MAXIMIZING BENEFICIAL IMPACT FOR THE WHOLE REGION THAT MEANS WE HAVE TO DO THINGS DIFFERENTLY THE WAY WE'RE DELIVERING HOUSING NEED IS NOT SUCCEEDING IN OUR GOALS. AND WE ALSO WANT TO STRESS THAT WE ARE JUST GETTING STARTED. WE WILL NEED TO PROCEED WITH THE KNOWLEDGE THAT WE HAVE TO TRY NEW THINGS, TAKE ADVANTAGE OF NEW OPPORTUNITIES AND WE HAVE TO WORK TO INVEST ANY EARNINGS WE HAVE, BACK INTO COMMUNITIES, AND BE FLEXIBLE TO PIVOT WHEN WE'RE DOING SOMETHING THAT IS NOT ACHIEVING OUR GOALS. NEXT SLIDE. SO THOSE WERE THE GENERAL OUTLINES OF OUR EQUITY FRAMEWORK AND FUNDING PROGRAMS THAT WE PRESENTED TO OUR -- IN OUR PUBLIC WORKSHOPS. AND BECAUSE WE HAD DONE ALL THAT PREVIOUS OUTREACH OVER THE LAST YEAR, I THINK THAT OUR PRESENTATIONS WERE VERY WELL-RECEIVED. WE DIDN'T GET TOO MUCH

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CRITICISM. WHAT WE DID HEAR FROM PARTICIPANTS IS REFLECTED ON THIS SLIDE. PEOPLE WANT US TO REALLY STRESS AND BE CLEAR THAT OUR MISSION IS PERMANENT AFFORDABILITY. THEY WANT US TO ACT BROADLY IN THE KNOWLEDGE THAT HOUSING PRECARITY LOOKS DIFFERENT THERE IS DIFFERENT VERSIONS OF THAT AND WE HAVE TO BE SENSITIVE TO THAT. PEOPLE DIRECTED US TO REALLY GO FARTHER TO ADVANCE EQUITY. SO FOR EXAMPLE, TO FIND WAYS THAT WE CAN SUPPORT EMERGING COMMUNITY-BASED DEVELOPERS. THERE WAS A STRONGLY EXPRESSED DESIRE FOR BAHFA TO BECOME A REGIONAL LEADER AND TO BE VERY HIGHLY COLLABORATIVE. AND THEN, FINALLY, IT'S NOT JUST ABOUT NEW HOMES, IT'S REALLY PROTECTING OUR AFFORDABLE HOUSING STOCK. THAT'S WHAT WE HEARD A LOT FROM PEOPLE. NEXT SLIDE. SO, TO IMPLEMENT THESE GOALS AND OBJECTIVES, WE PLAN TO PROVIDE A VARIETY OF FINANCIAL STRATEGIES. WE KNOW THAT WE WILL PROVIDE TRADITIONAL LOANS THAT WILL PAIR WITH LOW-INCOME HOUSING TAX CREDITS. THAT'S THE WAY THAT VIRTUALLY ALL AFFORDABLE HOUSING IN THE COUNTRY IS BUILT. BUT, WE, ALSO, WILL PROVIDE CONSTRUCTION AND PERMANENT LOANS AND SUBSIDIES FOR DEVELOPMENTS THAT DON'T RELY ON TAX CREDITS. THESE STRATEGIES CAN FUND MIDDLE INCOME HOUSING, PERMANENT SUPPORTIVE HOUSING AND OF COURSE OUR PRESERVATION PROJECTS WHICH TYPICALLY DON'T HAVE TAX CREDITS. NEXT SLIDE. OUR PRODUCTION AREA, 52% OF OUR FUNDS IS WHERE WE CAN ACHIEVE SCALE. WE'LL LEVERAGE OUTSIDE RESOURCES SO THAT OUR MONEY GOES FARTHER. WE CAN COLEND, FOR EXAMPLE, WITH BANKS AND OTHER

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FINANCING LENDERS FOR PERMANENT AND CONSTRUCTION LOANS. WE WILL PROVIDE SUBSIDIES AND WE INTEND TO IMPLEMENT STREAMLINING AND EFFICIENCY REQUIREMENTS WHEREVER POSSIBLE. NEXT SLIDE. INNOVATION IS A SUBSET OF OUR PRODUCTION SECTION AND THIS IS WHERE WE CAN TRY NEW THINGS. WE KNOW THAT IT IS ESSENTIAL TO CREATE THESE NEW FINANCING STRUCTURES, BECAUSE THE STATE IS CURRENTLY A HUGE BOTTLENECK FOR BAY AREA PROJECTS SEEKING TAX EXEMPT BONDS AND TAX CREDITS. SO THE KEY TO THIS INNOVATION WILL BE TO DEPLOY STRATEGIES THAT LOWER CONSTRUCTION COSTS. ANOTHER PART OF OUR INNOVATION STRATEGY IS WHAT WE'RE CALLING THE BUY DOWN PROGRAM. THAT IS WE CAN PROVIDE GAP FUNDING TO INCREASE THE AMOUNT OF AFFORDABLE UNITS IN A DEVELOPMENT THAT ALREADY AS HAS AN INCLUSIONARY OBLIGATION. FOR EXAMPLE, WITH FUNDING YOU MAY BE ABLE TO GO FROM A 15% INCLUSIONARY NUMBER OF UNITS IN YOUR DEVELOPMENT, TO 20. AND WE, ALSO, HOPE TO PARTICIPATE IN ADAPTIVE REUSE DEVELOPMENTS, BECOMING MORE AND MORE IMPORTANT TO THE VITALITY OF OUR DOWNTOWN SECTORS. TO REITERATE OUR EQUITY OBJECTIVES FOR PRODUCTION. WE WANT TO IMPACT, BENEFICIALLY AS MANY HOUSEHOLDS AS POSSIBLE. WE WANT TO IMPLEMENT FAIR HOUSING IN MULTIPLE WAYS, CREATE HOMES FOR THE UNHOUSED AND PRIORITIZE HOUSING THAT IS TRANSIT ORIENTED THAT REDUCES GREENHOUSE GASSES AND ACHIEVES CLIMATE JUSTICE GOALS. NEXT SLIDE. SO, THIS IS A SUMMARY CHART THAT BRINGS IT ALL TOGETHER. WE WILL PRIORITIZE PERMANENT SUPPORTIVE HOUSING, EXTREMELY LOW-INCOME HOUSING AND INNOVATION. AND ALSO CREATE

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HOMES FOR ESSENTIAL WORKFORCE MEMBERS OF OUR COMMUNITIES LIKE CHILD CARE WORKERS, EMERGENCY, HEALTH CARE WORKERS DOING THIS BY PRIZING COST AND TIME EFFECTIVENESS AS A CONDITION OF OUR INVESTMENTS TO THE GREATEST EXTENT POSSIBLE. NEXT SLIDE. PRESERVATION, WE ARE LOOKING FORWARD TO THESE PRESERVATION DEVELOPMENTS. OUR EQUITY OBJECTIVES ARE STRAIGHT FORWARD. WE WANT TO PREVENT DISPLACEMENT, PROTECT THE MOST IMPACTED RESIDENTS AND WE WANT TO CREATE OPPORTUNITIES FOR COMMUNITY CONTROLLED ORGANIZATION -- DEVELOPMENT, BY COMMUNITY-BASED ORGANIZATIONS, AND, ESPECIALLY, IF THOSE DEVELOPMENTS CAN CREATE EQUITY OPPORTUNITIES FOR THE PEOPLE LIVING THERE. NEXT SLIDE. PRESERVATION OFFERS US A GREAT OPPORTUNITY TO PRIORITIZE INVESTMENTS IN HISTORICALLY DISADVANTAGED AREAS, AND TO -- OH, I THINK I'M -- I NEED ONE MORE SLIDE. I'M SORRY. OH IS IT THAT? THAT'S IT. THANK YOU. THAT'S THE ONE. THIS IS PRESERVATION THAT WILL BE A GREAT OPPORTUNITY FOR US TO INVEST IN HISTORICALLY DISINVESTED COMMUNITIES, AND, ALSO, PRESERVATION HAS SUCH A BROAD IMPACT. SO, FOR EXAMPLE, WE CAN SUPPORT SMALL DEVELOPMENTS BY COMMUNITY-BASED ORGANIZATIONS, WE CAN ALSO HELP PROTECT RESIDENT AND LARGE PROJECTS THAT HAVE EXPIRING AFFORDABILITY RESTRICTIONS AND WE EXPECT THAT MOST OF THESE INVESTMENTS WILL BE URBAN INFILL PROJECTS THAT HELP US REDUCE OUR GREENHOUSE GASSES. NEXT SLIDE. ALL RIGHT. PROTECTIONS: A.B. 1487 PROVIDES A LIST OF PROTECTIONS THAT ARE PART OF BAHFA'S MANDATE. THESE ARE TO PROVIDE PREEVICTION AND

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LEGAL EVICTION LEGAL SERVICES, EMERGENCY RENTAL ASSISTANCE, RELOCATION ASSISTANCE, TRAINING AND RENTER EDUCATION, AND THEN TO COLLECT DATA TO MAKE ALL OF THESE PROGRAMS FUNCTION BETTER WE ARE WORKING RIGHT NOW ON RESEARCH AND COLLABORATIVE ACTION THAT FURTHERS TENANT PROTECTIONS FOR THE REGION. THIS INCLUDES CONDUCTING A NINE-COUNTY EVICTION STUDY. SO WE CAN CRAFT DATA-DRIVEN PREVENTION STRATEGIES AND WORKING ON A $5 MILLION RENTAL SUBSIDY PROGRAM TARGETING AT RISK SENIORS WHO ARE RENT BURDENS THAT WILL BE COMING TO YOU SOON WE'RE COORDINATING WITH MTC REGIONAL PLANNING PROGRAM WORKING ON THE LAUNCHED TRANSIT ORIENTED COMMUNITIES POLICIES WHICH CREATES INCENTIVES FOR JURISDICTIONS TO IMPLEMENT TENANT PROTECTIONS LIKE JUST CAUSE EVICTION AND FORECLOSURE AND RENTAL ASSISTANCE PROGRAMS. NEXT SLIDE. THE EQUITY OBJECTIVES FOR PROTECTION TENANT PROTECTIONS TRACKING OUR FUNDING GOALS ANTI-DISPLACEMENT, ASSISTING MOST VULNERABLE AND STRUCTURING OUR FINANCES SO WE HAVE RESOURCES TO DO THAT WORK. NEXT SLIDE. ANOTHER SUMMARY PAGE, THESE -- THIS PAGE BRINGS TOGETHER THE FUNDING APPROACH, THE EQUITY OBJECTIVES AND THE FUNDING GOALS, A KEY TAKEAWAY HERE IS TO SECURE RESOURCES TO DO ALL THIS WORK. NEXT SLIDE. FINALLY BAHFA SEEKS TO ACHIEVE BROAD GOALS ACROSS ALL OF WORK OR CROSS-CUTTING OBJECTIVES, THESE INCLUDE ACHIEVING MAXIMUM IMPACT WHILE HONORING COMMUNITY PRIORITIES, WORKING TO ACHIEVE A LEADERSHIP STATUS IN EQUITABLE DEVELOPMENT AND COMMITTING TO LONG-TERM ENGAGEMENT WITH COMMUNITIES AND STAKEHOLDERS. NEXT

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SLIDE. WE WILL MEASURE OUR SUCCESS THROUGH DATA COLLECTION, PUBLICATION OF THAT DATA WILL HAVE REGULAR REPORTING AND ONGOING ENGAGEMENT WITH COMMUNITIES. OUR SUCCESS WILL ALSO BE MEASURED BY THE ABILITY -- OUR ABILITY TO PIVOT TO NEW STRATEGIES AS WE SEE THINGS THAT ARE NOT WORKING AS INTENDED AND NOT ACHIEVING OUR GOALS. NEXT SLIDE. AND, FINALLY, WE WILL, AS I MENTIONED AT THE OUTSET, BE BRINGING THESE TO THE ABAG EXECUTIVE COMMITTEE AND THE BAHFA BOARD FOR FINAL APPROVAL. OUR BUSINESS PLANNING TEAM WILL BE WORKING ON THE THIRD AND FINAL COMPONENT OF THE OVERALL BUSINESS PLAN, WHICH IS BAHFA'S LONG-TERM SUSTAINABILITY PLAN, AND THEN WE WILL HAVE A FINAL COMPLETE BUSINESS PLAN FOR YOU TO REVIEW AND APPROVE BY THE END OF THE YEAR. AND THAT CONCLUDES THE REPORT.

CHAIR, ALFREDO PEDROZA, BAHFAOC: THANK YOU MISS HARTLEY. ANY QUESTIONS FROM MEMBERS AND COMMISSIONERS? I DON'T SEE ANY AT THIS MOMENT IN TIME. FRED, DO WE HAVE ANYONE VIRTUALLY?

CLERK, FRED CASTRO: SUPERVISOR CHAVEZ AND COUNCIL MEMBER FORTUNATO BAS HAVE THEIR HANDS UP. SO, SUPERVISOR CHAVEZ?

CINDY CHAVEZ: THANK YOU. AND I SEE SUPERVISOR GLOVER WAVING TOO. YOU CAN WALK THROUGH HOW THE PROCESS IS IF EACH JURISDICTION OR NOT EACH, SOME OF THE JURISDICTIONS ARE GETTING MONEY THAT GOES DIRECTLY TO THEM, HOW DOES THIS -- IN

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A BALLOT MEASURE, HOW DOES THIS FRAMEWORK OVERLAY WITH THOSE DIRECT INVESTMENT TO THE COUNTIES OR CITIES?

KATE HARTLEY: THIS FRAMEWORK IS FOR BAHFA'S 20% FUNDING. IT'S HOW BAHFA WILL SPEND OUR FUNDS. AND THE OVERLAP IS THAT THE CITIES AND COUNTIES, ALSO, MUST COMPLY WITH THE RULES OF A.B. 1487. SO, THERE WILL BE PRODUCTION AND PRESERVATION AND TENANT PROTECTION OBLIGATIONS, ALSO, FOR THEM. AND WE ARE WORKING TOGETHER WITH THE CITIES AND COUNTIES. OUR FIRST CONVENING OF THE ENTIRE NINE-COUNTY BAY AREA IS JUNE 1ST. AND SO WE WANT TO BE ALIGNED. BUT WHAT WE HAVE PRESENTED TO YOU TODAY IS THE BUSINESS PLAN FOR BAHFA'S SPENDING.

CINDY CHAVEZ: JUST SO I UNDERSTAND THIS, WHAT YOU ARE RECOMMENDING -- SO, COLLEAGUES, LET ME JUST SAY THAT ONE OF THE CONCERNS THAT I HAVE RAISED WITH OUR TEAM IS THAT, I AM CONCERNED ABOUT THE 20% NOT GOING BACK TO SOURCE IN AREAS WHERE WE HAVE SIGNIFICANT PIPELINES OF HOUSING READY TO BE BUILT, IN PARTICULAR. SO, JUST SO I UNDERSTAND THIS, THIS 20% APPROACH IS, LIKE, A MINI APPROACH OF WHAT YOU WANT TO HAVE HAPPEN WITH THE 80%?

KATE HARTLEY: NO. THIS IS -- THIS APPROACH IS FOR BAHFA'S 20%. SO, WHEN WE RECEIVE FUNDS, WE WILL GO OUT WITH A NOTICE OF FUNDING AVAILABILITY, AND WE'RE GOING TO BE PRIORITIZING

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INVESTMENTS AROUND THE BAY THAT, IN PERMANENT SUPPORTIVE HOUSING, EXTREMELY LOW-INCOME HOUSING, ET CETERA, AS OUTLINED. BECAUSE WE WANT TO DEPLOY FUNDS AS QUICKLY AS POSSIBLE AND AS COST-EFFECTIVELY AS POSSIBLE, THAT MEANS AVOIDING PROJECTS THAT WILL HAVE LONG DELAYS, WE EXPECT THAT THE PIPELINE PROJECTS WILL BE VERY COMPETITIVE FOR THOSE FUNDS. SO THIS IS NOT -- THIS IS FOR BAHFA SPENDING. BAHFA'S BUSINESS PLAN, NOT FOR THE COUNTY'S. THE COUNTIES MUST WORK TOGETHER ON THEIR EXPENDITURE PLANS.

CINDY CHAVEZ: IF YOU COULD EXPLAIN A LITTLE BIT ABOUT HOW YOU SEE THAT PROCESS PLAYING OUT? AND COLLEAGUES THE REASON I'M ASKING THAT IS LIKE I SAID IN AREAS WHERE WE HAVE A ROBUST PIPELINE, MY GOAL IS TO FIGURE OUT A WAY THAT THE CITIES AND COUNTIES THAT ARE ALREADY MOVING, HAVE ACCESS TO RESOURCES QUICKLY. AND, SO, IF USING THE BALLOT MEASURE, THE MONEY THAT WOULD BE AVAILABLE ANNUALLY FOR THE 20% ON AVERAGE, WHAT DO YOU ANTICIPATE THAT TO BE?

KATE HARTLEY: I'M SORRY, COULD YOU REPEAT THE QUESTION?

CINDY CHAVEZ: OF THE 20% FUNDS THAT YOU BELIEVE WOULD BE AVAILABLE EACH YEAR, WHAT'S THE AMOUNT THAT YOU ANTICIPATE THAT TO BE IF THERE IS A BALLOT MEASURE THAT'S SUCCESSFUL?

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KATE HARTLEY: WELL, FOR A $10 BILLION BALLOT MEASURE WE WOULD HAVE $2 BILLION, AT 20%, AND WE EXPECT THAT THERE WILL BE FIVE DIFFERENT ISSUANCES. SO, WE'LL HAVE EVERY 2 TO 3 YEARS, WE WILL ISSUE THE BONDS FOR BAHFA AND ALL THE COUNTIES. SO, FOR BAHFA, WE'LL HAVE 2 BILLION DIVIDED BY FIVE IS 400 MILLION PER TRANCHE. AND THEN THAT MUST BE SPENT ACCORDING TO THE RULES OF 1487. ALSO, I DEPARTMENT TO JUST ACKNOWLEDGE THAT WE COMMISSIONED A PIPELINE STUDY OF ALL NINE COUNTIES. EVERY COUNTY HAS PIPELINE PROJECTS FOR WHICH IT DOES NOT HAVE SUFFICIENT FUNDING. SO WE WANT TO WORK WITH ALL THE COUNTIES TO ENSURE THAT ALL OF THOSE PIPELINE PROJECTS THAT ALREADY ARE IN SOME STATE OF PREDEVELOPMENT, SOME ARE EVEN READY TO GO NOW, AND JUST DON'T HAVE FUNDING, THOSE ARE PRIORITIZED AND BAHFA WANTS TO SEE THOSE MOVE QUICKLY. BUT EVERY COUNTY HAS PIPELINE OF UNFUNDED PROJECTS.

CINDY CHAVEZ: THAT'S GREAT. AND THEN MY QUESTION WOULD BE, IF THAT'S THE CASE, THEN SHOULD THE 20% BE AS PRESCRIPTIVE AS THIS? OR -- AND IS THERE A WAY TO -- FOR THE -- YOU KNOW, FOR FUNDS TO BE DRAWN DOWN MORE QUICKLY, PARTICULARLY ON THE CONSTRUCTION SIDE?

KATE HARTLEY: WELL, WE CAN LOOK AT THE -- THE NUMBER OF ISSUANCES, AND THAT'S ONE REASON THAT WE'RE COMING TOGETHER. IT'S POSSIBLE THAT, BECAUSE OF THE PIPELINE, WE ONLY DO THREE

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ISSUANCES. WE WANT TO -- WE WANT TO -- WE WANT TO ANALYZE WHAT'S READY TO GO, HOW LONG IT WILL TAKE TO GET THAT MONEY OUT THE DOOR, LEVERAGE OTHER FUNDS. ONE OF THE DIFFICULTIES THAT WE FACE, AS A REGION, IS THAT EVEN IF A COUNTY HAS FULLY FUNDED A PROJECT ON ITS OWN TERMS, ACCORDING TO ITS OWN NOFA, THAT PROJECT MAY GET STUCK AT THE STATE AND DOES GET STUCK AT THE STATE BECAUSE THERE IS INSUFFICIENT TAX EXEMPT BOND FINANCING TO ALLOW EVERY PROJECT TO MOVE FORWARD ON ITS OWN TIMELINE. SO THAT'S WHY IT'S IMPORTANT THAT BAHFA WAS AB ABLE TO BE A LEADER IN FUNDING NON-LIHTC AFFORDABLE HOUSING, WHICH IS WHAT WE WANT TO DO. BECAUSE WE WILL BE PUTTING THESE NEW RESOURCES OUT INTO OUR ECOSYSTEM, WE'RE NOT GETTING IN ADDITIONAL FEDERAL RESOURCES IN BONDS AND CREDITS ANY TIME SOON, KNOWING WHAT'S HAPPENING IN CONGRESS. SO, WE, ALL, HAVE TO ACKNOWLEDGE THAT, AND PACE THE BOND ISSUANCES ACCORDINGLY. BECAUSE NEED TO SPEND THOSE BONDS FOR EACH ISSUANCE, EVERY -- BY THREE YEARS, AT THE MOST.

CINDY CHAVEZ: RIGHT. AND I UNDERSTAND THAT. I CAN SAY THAT A NUMBER OF OUR PROJECTS ARE BEING HELD UP EXACTLY BECAUSE OF THAT, AND BECOMING MORE EXPENSIVE EVERY SINGLE DAY THAT WE CAN'T GET THEM MOVING. AGAIN, WHICH IS WHY I HAVE CONCERNS ABOUT ADDING, BOTH, ANOTHER PROCESS, AND ALSO JUST WONDERING HOW QUICKLY FUNDS WILL BE AVAILABLE AT A LOCAL LEVEL. BUT, THANK YOU FOR ANSWERING MY QUESTIONS.

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CLERK, FRED CASTRO: COUNCIL MEMBER FORTUNATO BAS HAS HER HAND RAISED.

CARROLL FIFE: HI. CAN YOU HEAR ME?

CLERK OF THE BOARD: YES, WE CAN.

CARROLL FIFE: OKAY. THANK YOU. THANK YOU FOR THE PRESENTATION. I REALLY APPRECIATE ALL OF THIS INFORMATION. I HAVE A QUESTION, AND I'M NOT SURE IF IT'S WITHIN THE BOUNDS OF THE STATE LEGISLATION THAT WAS PASSED. BUT GIVEN THAT MANY EVER US ARE PHASING OUT OUR EVICTION MORATORIUMS PHASING OUT OUR SO-CALLED EVICTION CLIFF. I APPRECIATE HEARING ABOUT THE PREVENTION WORK AND I'M CURIOUS IF THERE IS ANY WAY THAT WE CAN ALSO --

FEDERAL D. GLOVER: YOU ARE MUTED.

CLERK, FRED CASTRO: IF COUNCIL MEMBER FIFE CAN UNMUTE? I THINK WE WERE HEARING HER AUDIO.

SPEAKER: YES. WE'RE IN THE SAME ROOM.

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CARROLL FIFE: I WAS WONDERING IF THERE IS ANY WAY THAT WE CAN THINK ABOUT FORECLOSURE PREVENTION THROUGH THIS FUNDING MECHANISM WHETHER THAT'S POTENTIALLY ALLOWABLE UNDER THE STATE LEGISLATION, AS A PREVENTION STRATEGY.

KATE HARTLEY: WHAT WOULD BE LIMIT TO US ON THAT IS NOT LEGISLATION, A.B. 1487, BUT THE RULES PERTAINING TO GENERAL OBLIGATION BONDS. BECAUSE, AS YOU KNOW YOU CAN ONLY USE GO BONDS FOR ACQUISITION OR IMPROVEMENT OF REAL PROPERTY. SO, A COUNTY COULD -- OR A CITY, COULD PROVIDE FORECLOSURE INTERVENTION, ASSISTANCE, FINANCIALLY, BY PURCHASING PROPERTIES AND PREVENTING THEM FROM GOING BACK INTO DEFAULT. IT WOULD JUST HAVE TO BE STRUCTURED AS AN ACQUISITION, OR AS A -- SOMETHING THAT CONFORMS TO GO BOND RULES. BUT WE CAN WORK ON THAT. AND THAT WOULD BE SOMETHING THAT WOULD HAPPEN AT THE CITY OR COUNTY LEVEL. BECAUSE BAHFA'S FUNDING, EXCEPT FOR PRESERVATION PROJECTS, NEEDS TO GO TO RENTAL -- PRODUCTION. IT'S TRICKY WITH OWNERSHIP AND WANTING TO KEEP THE OWNER IN THE HOME, AS THE OWNER, WITH RESPECT TO THE GENERAL OBLIGATION BOND RULES. BUT THERE COULD BE WORKAROUNDS AND THAT'S A GOOD POINT THAT WE CAN INVESTIGATE.

CARROLL FIFE: THANK YOU SO MUCH.

CLERK, FRED CASTRO: SUPERVISOR GLOVER HAS HIS HAND RAISED.

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FEDERAL D. GLOVER: I WANT TO THANK CINDY FOR HER QUESTIONS. YOU ANSWERED AS MUCH AS YOU COULD, THE QUESTIONS I HAD. SO, THANK YOU, MEMBER CHAVEZ, FOR YOUR QUESTIONS.

KATE HARTLEY: AND IF I MAY THROUGH THE CHAIR, I WANT TO ALSO CLARIFY THESE ARE OUR FUNDING PROGRAMS, THE GENERAL STRATEGIES THAT WE HOPE TO DEPLOY. WE'LL BE BACK BEFORE YOU WITH BAHFA'S EXPENDITURE PLAN WHICH IS MUCH DIFFERENT. IT'S MUCH MORE FOCUSED ON HOW THE FUNDS WILL BE DEPLOYED THEN CITIES AND COUNTIES WILL HAVE EXPENDITURES PLANS TOO. SO THOSE WILL BE ACKNOWLEDGE BEFORE YOU THIS SUMMER.

CHAIR, ALFREDO PEDROZA, BAHFAOC: THANK YOU, KATE. FRED, DO WE HAVE ANY VIRTUALLY?

CLERK, FRED CASTRO: COUNCIL MEMBER EKLUND HAS HER HAND RAISED.

CHAIR, ALFREDO PEDROZA, BAHFAOC: THEN WE'LL COME BACK TO THOSE IN PERSON.

PAT ECKLUND: SO, YOU'LL COME BACK TO ME?

CHAIR, ALFREDO PEDROZA, BAHFAOC: NO, PAT, GO AHEAD.

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PAT ECKLUND: THANK YOU, CHAIR. JUST HELP ME TO REMEMBER, I UNDERSTAND THAT THE COUNTIES HAVE TO DEVELOP THEIR OWN WORK PLAN, BUT THEN THE CITIES, I'M ASSUMING, ARE SUPPOSED TO BE ABLE TO PARTICIPATE IN THOSE COUNTY PLANS? AND IS THERE A PROVISION FOR THE COUNTIES TO HAVE TO BE REQUIRED TO GET THE CITIES TO SIGN OFF ON THE COUNTY PLAN SO THAT THERE IS A BUY-IN FROM ALL THE CITIES IN THAT COUNTY? OR ARE YOU EXPECTING EACH OF THE CITIES TO DEVELOP THEIR OWN WORK PLANS, THAT WOULD THEN FEED INTO THE COUNTY'S WORK PLANS, AND THEN, STILL, HOW DO WE RECONCILE IF THERE IS A CONFLICT OF PRIORITY.

KATE HARTLEY: WE HAVE BEEN WORKING OVER THE LAST YEAR WITH ALL THE COUNTIES AND CITY STAFF MEMBERS IN THE HOUSING DEPARTMENTS, AND STAKEHOLDERS AND VARIOUS CITIES AROUND THE BAY AREA, AND A MAIN FOCUS OF OUR JUNE 1ST CONVENING WHICH WILL BE THE FIRST OF SEVERAL IS TO OUTLINE CITY OUTREACH PLANS FOR THE COUNTY STAFF. WHAT A.B. 1487 SAYS IS THAT THE COUNTY BOARD OF SUPERVISORS WILL DETERMINE THE ENTITY THAT WILL ADMINISTER THE FUNDS. SO, IT'S IMPORTANT, AND WE HAVE FULL BUY-IN FROM THE -- THE HOUSING STAFF WITH WHOM WE SPOKE, THAT THERE WILL BE EXTENSIVE CITY OUTREACH EFFORT, AND IT WILL BE COLLABORATIVE, AND WE'LL ALSO BE LOOKING AT THE PIPELINE PROJECTS IN EACH COUNTY SO THAT ALL OF THOSE PROJECTS THAT ARE DISBURSED, COUNTY-WIDE, CAN BE PRIORITIZED. BUT HAVING THAT

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COMMUNICATION PLAN IN PLACE IS WHAT WE'LL BE WORKING WITH THE COUNTIES TO DELIVER AND TO IMPLEMENT.

PAT ECKLUND: BUT -- BUT WHAT IF THERE IS A CONFLICT WHERE THE COUNTY IS PUTTING ANOTHER CITY, OR ONE OF THEIR OWN PROJECTS BEFORE ONE THAT IS READY TO GO AND SO WE'RE NOT IN THAT HIGH PRIORITY THAT FACTOR? SO WHAT IF THERE IS A CONFLICT? HOW DO WE RESOLVE THE CONFLICT WITHIN THE COUNTY AND ALL THE CITIES IF THE COUNTY GETS TO MAKE THE DECISION WITH THAT -- THE LOCALLY ELECTED BODY, ALSO ADOPTING THAT PLAN, AS WELL?

KATE HARTLEY: THE BOARD OF SUPERVISORS HAS TO APPROVE THE EXPENDITURE PLAN. THE EXPENDITURE PLAN HAS TO BE PUBLICLY NOTICED, AND WE'LL BE WORKING WITH COUNTIES AND THE CITIES TO ENSURE THAT THERE IS WIDE OUTREACH, WIDE INPUT. IF THERE IS A CONFLICT BETWEEN CITIES AT THE COUNTY, THE COUNTY REPRESENTATIVES WILL HAVE TO RECONCILE THAT IN THE DISCUSSION ABOUT THEIR EXPENDITURE PLAN.

PAT ECKLUND: RIGHT. BUT WHAT IF THE CITIES HAVE A CONFLICT WITH THE COUNTY? AND THE CITIES ARE NOT BEING ASKED TO SIGN OFF ON THE PLAN THAT, WE AGREE WITH THE PROCESS, THEN, AGAIN, YOU KNOW, WE HAVE TO DESIGN A PLAN THAT'S GOING TO BE FAIR FOR EVERYONE. AND A PROCESS THAT'S GOING TO BE FAIR, AS WELL. AND THERE HAVE BEEN INSTANCES IN THE PAST WHERE CITIES HAD TO TAKE

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A BACKSEAT BECAUSE THE COUNTY SAID THAT IT WASN'T HOUSING, OR WHATEVER -- BUT IT'S OTHER PROJECTS, THAT THEY TOOK THE COUNTY APPROACH FIRST. SO, I JUST THINK THAT WE NEED TO -- SOME SORT OF A PROCESS WHERE THE CITIES HAVE TO -- AT LEAST HAVE AN OPPORTUNITY TO OBJECT, OR BE REQUIRED TO SIGN OFF BEFORE THE COUNTY CAN SUBMIT IT. I'M A LITTLE CONCERNED THAT THERE IS GOING TO BE SOME CONFLICTS IN THE FUTURE WITHOUT THE CITIES REALLY BEING HEARD. THAT'S MY QUESTION.

CLERK, FRED CASTRO: CHAIR PEDROZA, MAYOR ARREGUIN HAS HIS HAND RAISED AND I SEE -- [INDISCERNIBLE].

CHAIR, ALFREDO PEDROZA, BAHFAOC: OKAY THEN LET'S COME BACK TO THE DAIS.

CLERK, FRED CASTRO: MAYOR ARREGUIN.

JESSE ARREGUIN: PICKING UP ON COMMENTS MADE, WHAT WE'RE HEARING IS A DESIRE TO PRIORITIZE LOCAL SHOVEL-READY PROJECTS. AND, SO, YOU KNOW, CONSULTATION WITH CITIES AROUND WHAT'S IN THE PIPELINE AND MAYBE AS EXPENDITURE PLANS ARE BEING DEVELOPED, GET PREFERENCE TO SHOVEL-READY PROJECTS IN CITIES RIGHT NOW. ONE QUESTION I HAVE IS AROUND LOCAL MATCH. AND NOT EVERY CITY HAS A BOND, A LOCAL BOND, OR MAY NOT HAVE, YOU

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KNOW, A WHOLE LOT OF MONEY TO DO A LOCAL MATCH, SO HOW ARE WE FACTORING THAT INTO HOW LOCAL PROJECTS WILL BE CONSIDERED?

KATE HARTLEY: WELL, THE -- SO, THE PROCESS WE'RE TRYING TO IMPLEMENT, AND I THINK WE'LL SUCCEED BECAUSE WE ALREADY HAVE BUY-IN -- IS THAT WE'LL BRING THE COUNTY HOUSING STAFF AND CITY STAFF TOGETHER TO IMPLEMENT A COMMUNICATION PLAN AND OUTREACH PLAN SO THAT BY THE TIME THE EXPENDITURE PLAN IN EACH COUNTY APPEARS BEFORE THE BOARD OF SUPERVISORS, IT HAS EXTENSIVE BUY-IN. THE PIPELINE DEVELOPMENT -- OR THE PIPELINE PILOT THAT WE COMMISSIONED IS A GREAT RESOURCE THAT WILL BE WORKING WITH THE COUNTIES AND THE CITY STAFF TO HIGHLIGHT SO THAT THOSE SHOVEL-READY PROJECTS ARE THE FIRST TO GO. IF THERE IS A CONFLICT, THE -- BECAUSE THE EXPENDITURE PLAN REQUIRES APPROVAL AT THE BOARD, AND PUBLICLY NOTICED, THERE WILL BE AN OPPORTUNITY FOR ADVOCATES AND CITIES AND ELECTED OFFICIALS TO WEIGH IN AND TO MAKE SURE THAT THEIR VOICES ARE HEARD. THE LOCAL MATCH IS -- BECAUSE THE COUNTIES ARE GETTING AN UNPRECEDENTED AMOUNT OF FUNDS, THERE WILL BE SIGNIFICANT RESOURCES IN EVERY SINGLE COUNTY THAT DON'T CURRENTLY EXIST. SO, THE COUNTIES WILL BE ABLE, FOR EXAMPLE, TO SAY -- IF BERKELEY HAS A DEVELOPMENT THAT'S READY TO GO AND BERKELEY DOESN'T HAVE IN ITS HOUSING TRUST FUND ADEQUATE FUNDS BUT IT'S READY TO GO, THE COUNTY COULD FUND THAT WITH ALL THE BAHFA BONDS, SO THAT IS GOING TO BE SOMETHING THAT THE COUNTIES AND

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CITIES IN EACH COUNTY CAN DESIGN SO THAT YOU EXPEDITE THE HOUSING THAT'S ALREADY IN PROCESS.

JESSE ARREGUIN: THAT'S HELPFUL. I JUST REALLY WANT TO EMPHASIZE THAT POINT. ONE OF THE THINGS WE HEARD, PARTICULARLY FROM SMALLER CITIES, THEY MAY HAVE LAND TO DEDICATE BUT NOT STAFF MAY NOT HAVE IMPACT FEE REVENUE OR HOUSING TRUST FUND. WE'RE JUST WORKING WITH THEM TO MAKE SURE THEY HAVE THE LEVERAGE RESOURCES TO HELP SUPPORT PROJECTS THOSE ARE THE PLACES WE WANT THEM TO BUILD AFFORDABLE HOUSING AND THEY HAVE APPROXIMATE TO MEET CERTAIN HOUSING RESPONSIBILITIES UNDER THE RHNA NUMBERS. I'M ALSO CURIOUS ABOUT TECHNICAL ASSISTANCE, KEEPING IN MIND THAT SOME -- AND IT'S NOT REALLY AN EQUITY QUESTION, MORE LIKE A BUSINESS PLAN QUESTION OR IMPLEMENTATION, SO BEAR WITH ME, SOME CITIES DON'T HAVE HOUSING STAFF OR HOUSING DEPARTMENTS ARE WE ENVISIONING THAT PLAY A ROLE IN TO PROVIDE TECHNICAL ASSISTANCE TO HELP SUPPORT SMALLER MEDIUM SIZED STAYS.

KATE HARTLEY: BAHFA IS PROVIDING TECHNICAL ASSISTANCE FIRST WE ARE CREATING AN EXPENDITURE PLAN TEMPLATE WE WANT TO CREATE A TEMPLATE STAFF REPORT WE HAVE COLLECTED A TOOL WE'RE CREATING A TOOLKIT FOR EVERY COUNTY DIRECT ALLOCATION CITY THAT SHOWS WHAT YOUR ALLOCATION, WHAT MUST BE SPENT WHAT ACCORDING TO 1487 WHAT'S YOUR PIPELINE, SO IT'S AN EASY LIFT PICTURING THE

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PRESENTATION TOGETHER TO THE POLICY MAKERS AND JURISDICTIONS AND AS WE CONTINUE ON ESPECIALLY FOR JURISDICTIONS THAT MAY NOT HAVE HOUSING STAFF, BAHFA STAFF WILL DEFINITELY BE THERE TO ASSIST, WITH STANDARDIZED DOCUMENTS WE LOVE STANDARDIZED LOAN AGREEMENT FOR EXAMPLE, THINGS LIKE THAT DEFINITELY PART OF OUR MANDATE THAT WE WILL BE PURSUING OVER THE NEXT YEAR.

JESSE ARREGUIN: I'LL SAY THANK YOU, AND THINKING ABOUT AS WE'RE GOING OUT TO DO OUTREACH TO LOCAL GOVERNMENTS AND THROUGHOUT THE BAY AREA, ONE THING I'M JUST THINKING ABOUT, TO OUR STAFF, IS MAYBE WE NEED TO WORK IN AN UPDATE AT THE GENERAL ASSEMBLY ABOUT THE BAHFA AND THE REGIONAL MEASURE SINCE WE'LL HAVE A CAPTIVE AUDIENCE. JUST THINKING ABOUT HOW WE CAN, SORT OF, LET LOCAL GOVERNMENTS KNOW THAT, YOU KNOW, THE RESOURCE WILL BE THERE, NOT JUST IN TERMS OF MONEY, BUT ALSO IN TERMS OF SUPPORT, SO THAT NOT ONLY DO PEOPLE UNDERSTAND THAT THEY WILL BENEFIT FROM THIS DIRECTLY, BUT THAT, YOU KNOW, WE'RE HERE TO PARTNER WITH THEM. SO, I REALLY APPRECIATE THAT INFORMATION, AND THAT'S HELPFUL FOR ME TO KNOW AS I TALK TO OTHER ELECTED OFFICIALS IN THE REGION.

CHAIR, ALFREDO PEDROZA, BAHFAOC: THANK YOU, MAYOR.

CLERK, FRED CASTRO: THERE ARE NO OTHER MEMBERS ON ZOOM.

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CHAIR, ALFREDO PEDROZA, BAHFAOC: COMMISSIONER RONEN?

HILLARY RONEN: THANK YOU. I'M SO EXCITED ABOUT ALL OF THIS, JUST KEEP -- IT'S SO AMAZING TO SEE THIS MOVING AND COMING THROUGH AND TO HAVE THIS BOND AHEAD OF US THAT CAN MAKE MAJOR CHANGE IN THE REGION AROUND AFFORDABLE HOUSING AND ACTUALLY PROVIDE A SOURCE OF FUNDING TO MEET ALL OF OUR DIFFERENT CITY AND COUNTY RHNA GOALS, WHICH WE DON'T HAVE RIGHT NOW. SO, IT'S -- I JUST WANT TO THANK YOU ALL, SO MUCH, FOR THE WORK. I HAD A QUESTION, AND I'M GOING TO AIR A LITTLE BIT OF SAN FRANCISCO'S DIRTY LAUNDRY. I HAVE A SIDE IN THE FIGHT, BUT DON'T -- I'M NOT REPRESENTING THE COUNTY, PER SE, AROUND WANTING TO DO SOME LANDS BANKING RIGHT NOW IN SAN FRANCISCO. IT'S AN OPPORTUNE TIME TO DO SO, BUT WE HAVE SO MANY PROJECTS IN THE PIPELINE ALREADY THAT DON'T HAVE A SOURCE OF FUNDING THAT THE MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT -- HOUSING AND COMMUNITY DEVELOPMENT ISN'T SUPER EXCITED ABOUT LAND BANKING, WHEREAS MANY SUPERVISORS ARE. SO, I'M JUST WONDERING IF THIS MIGHT BE A LITTLE ARGUMENT FOR THE SIDE OF US THAT WANT TO LAND BANK AND SAY THE PROJECTS THAT WILL BE PRIORITIZED BY BAHFA YOU KNOW BANKING AND WHEN THE REGIONAL BOND PASSES WILL BE PROJECTS IN THE PIPELINE SO PROJECTS THAT DON'T HAVE A FUNDING SOURCE RIGHT NOW IS A SMART MOVE. IS THAT A FAIR ARGUMENT FOR ME TO MAKE?

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KATE HARTLEY: THE WAY I WOULD SEE IT IS THAT THE CITY OF SAN FRANCISCO -- THE CITY AND COUNTY OF SAN FRANCISCO WILL HAVE A HUGE INFUSION OF FUNDS THAT WILL GO A LONG WAY TO CLEARING THEIR PIPELINE, AND IF THERE IS A PARCEL THAT IS GREAT FOR AFFORDABLE HOUSING, THEN BAHFA COULD COLLABORATE WITH THE CITY AND COUNTY OF SAN FRANCISCO, AND THEN WE COULD MAKE OUR MONEY GO FARTHER. WE HOPE TO DO THAT WITH ALL THE COUNTIES THAT WE CAN PARTICIPATE WHETHER IT'S ACQUISITION OR CONSTRUCTION OR PERMANENT LENDING. SO, I THINK THAT AS THIS MOVES FORWARD, KNOWING THAT THESE RESOURCES COULD REALLY GO FAR, MOVE THE EXISTING PROJECT FORWARD, AND THEN YOU NEED BACKUP. YOU NEED NEW SITES TO THINK ABOUT OVER THE NEXT FIVE YEARS. IT'S JUST A MATTER OF CLEARING OUT THAT PIPELINE THAT IS REALLY OF SUCH URGENT PRIORITY. BUT WE HOPE TO BE ABLE TO WORK TOGETHER SO THAT THOSE SORTS OF ARRANGEMENTS CAN BE EXPEDITED.

HILLARY RONEN: I THINK WE HAVE TO JUST UP THE CONFIDENCE OF OUR HOUSING DEPARTMENT THAT WE'RE GOING TO MAKE IT AS ONE PASS AND THAT WE SHOULD -- WE SHOULD HAVE OUR PIPELINE TO OUR PIPELINE, BECAUSE THERE WILL BE, HOPEFULLY, FUND LIKE WE HAVE NEVER SEEN BEFORE, AVAILABLE REGIONALLY. THANKS.

CHAIR, ALFREDO PEDROZA, BAHFAOC: COMMISSIONER PAPAN?

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GINA PAPAN: THANK YOU. AND THANK YOU, STAFF. VERY DETAILED HERE. SO, ALONG THE LINES OF WHAT COMMISSIONER RONEN SAID THERE, AS, KIND OF, AN INNOVATIVE PROGRAM, SAY, A PROPERTY THAT CURRENTLY IS A RENTAL PROPERTY AND HAS LOW RENT UNITS, WHICH HAPPENS FREQUENTLY, OUR FEAR IS LOSING THOSE TO DEVELOPERS WHO JUST WANT TO COME IN, TAKE OVER, AND A LOT OF DISPLACED PEOPLE. SO, IT HAS BEEN PROPOSED IN OUR AREA OF CITIES OR JURISDICTIONS TO HAVE THE FUNDING TO ACTUALLY BUY THOSE PROPERTIES SO THAT WE'RE PRESERVING THEM. THAT WOULD BE EXCEPTIONALLY HELPFUL, AND, HOPEFULLY IN THE FUTURE, CITIES COULD ADD ON. I MEAN LAND IS KEY, OPPORTUNITY IS KEY, EFFICIENCIES. SO COULD THIS BE A PART OF THAT? BECAUSE IT'S SO IMPORTANT TO US TO MAINTAIN LOW RENTAL PROPERTIES THAT CURRENTLY EXIST.

KATE HARTLEY: THAT IS EXACTLY THE PURPOSE OF THE 15% PRESERVATION SET ASIDE, EXACTLY FOR THAT.

GINA PAPAN: SO A CITY COULD ACTUALLY PUT IN FOR THAT?

KATE HARTLEY: YEAH.

GINA PAPAN: FANTASTIC. GLAD TO HEAR THAT. I WANT TO PIGGYBACK ON WHAT MAYOR ARREGUIN SAID HERE, THESE PREEVICTION AND EVICTION LEGAL SERVICES, THIS HAS COME UP MULTIPLE TIMES HERE

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AND WE HAVE A CAN'T WITH MANY SMALL JURISDICTIONS SO IT WOULD BE EXCEPTIONALLY BURDENSOME TAKE AWAY OUR EFFORTS TO PROVIDE AFFORDABILITY, IF THAT WAS A REQUIREMENT OF FUNDING, WHICH IT SEEMS TO COME UP FREQUENTLY IF YOU DON'T HAVE THIS, THEN YOU MAY NOT BE ENTITLED TO THIS FUNDING. SO THAT'S KIND OF A CONCERN FOR MANY OF US.

KATE HARTLEY: WELL, LET ME PUT AN ASTERISK BY THE TENANT PROTECTIONS. RIGHT NOW, ACCORDING TO GENERAL OBLIGATION BOND RULES, WE CANNOT USE THESE BOND FUNDS TO PAY FOR LEGAL SERVICES OR RENTAL ASSISTANCE, OR TENANT EDUCATION. THE PROP 13 RULES AROUND GO BONDS REQUIRE THAT THEY ONLY BE SPENT ON REAL PROPERTY ACQUISITION AND IMPROVEMENTS. SO IF THAT WERE TO CHANGE THROUGH A CONSTITUTIONAL AMENDMENT THEN A PORTION OF THE BOND FUNDS COULD BE USED FOR CERTAIN SERVICES BUT IT WOULD HAVE TO BE DEFINED IN THAT CONSTITUTIONAL AMENDMENT.

GINA PAPAN: I UNDERSTAND THAT. MY QUESTION IS ARE YOU REQUIRING THOSE JURISDICTIONS WHO ARE APPLYING FOR THESE FUNDS TO HAVE THESE ELEMENTS PRIOR TO BEING ELIGIBLE FOR FUNDING?

KATE HARTLEY: NO.

GINA PAPAN: OKAY. THAT'S GREAT. THANK YOU, VERY MUCH.

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CHAIR, ALFREDO PEDROZA, BAHFAOC: ALL RIGHT. THANK YOU, COMMISSIONERS. KATE, DO I HAVE A QUESTION. THEN I'LL GO TO CHAIR ROMERO, AS WELL. BUT WHEN SOMEONE ASKED THE QUESTION ABOUT FORECLOSURE, THAT'S A CRITICAL POINT IN TERMS OF IT'S PREVENTING THE OUTCOME THAT WE DON'T WANT TO HAPPEN, AND, SORT OF, THINKING ABOUT SOLUTIONS NOT THAT WE WANT TO GET INTO THE REVERSE MORE GAGE BUSINESS BUT THE PREMISE WAS TO ALLOW PEOPLE TO STAY IN THEIR HOMES LONGER, AND WITH THE SECOND LEAN POSITION WHERE WE CAME IN AS A SECOND LIEN HOLDER, COULD THERE A MODEL OUT THERE WHERE WE COULD HELP PEOPLE POTENTIALLY STAY IN THEIR HOME BY TAKING A SECOND ON THE HOME POTENTIALLY I'M SAYING THAT LIVE WITHOUT A LOT OF VETTING BUT THE CONCEPT IS WHERE WE TAKE AN EQUITY POSITION, YOU ALLOW SOMEONE TO STAY IN THEIR HOME. SO?

KATE HARTLEY: YES. AND I MIGHT SOLICIT THE INPUT FROM OUR ATTORNEY. THE CITIES AND COUNTIES CAN USE THEIR PRESERVATION DOLLARS FOR EXISTING PROTECT -- EXISTING -- THE PRESERVATION OF HOMES, AND THAT'S A PERFECT LEGITIMATE CATEGORY OF PRESERVATION, AND, SO, AND THE PRESERVATION DOLLARS CAN BE USED FOR OWNERSHIP OR RENTAL. SO, IF YOU PROVIDE, SAY, A SILENT SECOND SUBSIDY, THAT WAS YOUR PROGRAM, TO A HOMEOWNER, AND THAT PREVENTS THEM FROM BEING FORE CLOSED UPON, I THINK THAT WOULD BE A LEGITIMATE USE OF PRESERVATION DOLLARS.

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ANDREA VISVESHWARA: I WOULD LIKE TO LOOK INTO THAT AND REPORT BACK.

CHAIR, ALFREDO PEDROZA, BAHFAOC: I THINK IT'S THE OUTCOMES WE'RE TRYING TO ACHIEVE THROUGH A DIFFERENT WAY. SO THAT WAS PROMPTED ANOTHER THOUGHT.

ANDREA VISVESHWARA: WE CAN LOOK INTO THAT.

KATE HARTLEY: I'M OPTIMISTIC. BUT WE'LL GET BACK TO YOU WITH THE ANSWER.

CLERK, FRED CASTRO: COUNCIL MORE FIFE HAS RAISED A HAND.

CARROLL FIFE: TECHNICAL ISSUES. I APOLOGIZE.

CHAIR, ALFREDO PEDROZA, BAHFAOC: THANK YOU. LET ME ASK A CLARIFYING QUESTION. THIS IS AN ACTION ITEM. I DON'T SEE ANY OTHER LIGHTS. FOR MTC OVERSIGHT COMMITTEE MEMBERS DO WE NEED THE VOTE TO ESTABLISH A QUORUM AND --

CLERK, FRED CASTRO: YES. WE NEED SIX FOLKS FOR A QUORUM.

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CHAIR, ALFREDO PEDROZA, BAHFAOC: PERFECT. JUST WANTED TO CLARIFY THAT. AT THIS POINT, IS THERE ANY OTHER COMMISSIONERS WITH ANY QUESTIONS, COMMENTS? CAROLE FIFE. GO AHEAD.

CARROLL FIFE: I APOLOGIZE. I'M HAVING TECHNICAL ISSUES OVER HERE. I WOULD LIKE TO UNDERSTAND A LITTLE BIT BETTER, THE UNDERSTANDING OF PRESERVATION AND THE SILENT SECOND SUBSIDY FOR PRESERVING HOMES. WOULD THAT ALSO BE INCLUSIVE OF -- OF HOUSING PROVIDERS OR LANDLORDS OR ARE WE TALKING ABOUT PEOPLE WHO ARE NOT RENTING OUT THEIR UNITS FOR HOUSING FOR OTHERS? WHAT -- IS IT BOTH? OR EITHER/OR?

KATE HARTLEY: COMMISSIONER, WE ARE GOING TO CONFIRM THIS, BUT WE TALKING -- THE SILENT SECOND MODEL WOULD BE FOR ACTUAL HOMEOWNERS, NOT LANDLORDS, RENTAL SITUATIONS. SO, WE'LL RETURN TO THE COMMITTEE WITH AN ANSWER TO THAT. BUT WE WANT TO -- BUT WE KNOW THAT 1487 ALLOWS PRESERVATION DOLLARS TO BE USED FOR RENTAL AND OWNERSHIP. SO THAT'S WHY I THINK THERE WOULD BE A PATH TO FORECLOSURE PREVENTION FOR HOMEOWNERS.

CARROLL FIFE: OKAY. AND THEN MY SECOND AND LAST QUESTION IS, DO YOU PROVIDE BRIEFINGS FOR LOCAL HCD DEPARTMENTS, IF THAT'S SOMETHING THE CITY OF OAKLAND WOULD BE INTERESTED IN, IN CONJUNCTION WITH THE REPRESENTATIVES THAT ARE HERE FROM ABAG? BECAUSE I KNOW THAT'S SOMETHING I'M INTERESTED IN AND I KNOW

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OUR COUNCIL PRESIDENT IS, AS WELL, AS WE ARE SITTING RIGHT NEXT TO EACH OTHER.

KATE HARTLEY: ABSOLUTELY. AND WE HAVE HAD MANY MEETINGS WITH OAKLAND'S HOUSING DEPARTMENT OVER THE LAST YEAR. SO WE'RE IN VERY CLOSE TOUCH WITH THEM, AND WE WOULD BE HAPPY TO DO MORE MEETINGS WITH -- AT YOUR REQUEST, WITH WHATEVER AUDIENCE WOULD BE YOUR PREFERENCE.

CARROLL FIFE: THANK YOU. WITH US INCLUDED, I WOULD LOVE TO FOLLOW UP WITH YOU ON THAT. SO BE ON THE LOOK OUT FOR AN E-MAIL. THANK YOU.

KATE HARTLEY: THANK YOU.

CHAIR, ALFREDO PEDROZA, BAHFAOC: PAPAN THEN ROMERO CLOSES OUT.

GINA PAPAN: LOW, EXTRA LOW, EVERYTHING, WE NEED THESE DISPARATELY, IS THERE ANY IMPACT ON RHNA FOR US? BECAUSE, I MEAN, IT WOULD BE EXCEPTIONALLY HELPFUL FOR US ALONG THOSE LINES. I DON'T SEE RHNA MENTIONED ANYWHERE. [LAUGHTER]

KATE HARTLEY: ALL THE NEW CONSTRUCTION THAT WE DO WILL COUNT TOWARDS RHNA.

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GINA PAPAN: WHAT ABOUT PRESERVATION?

KATE HARTLEY: THE PRESERVATION --

DANIEL SAVER: DANIEL SAVER PRESERVATION LOCAL PLANNING CURRENTLY IT'S DIFFICULT TO GET PRESERVATION CREDIT IN KIND OF THE RHNA SYSTEM FOR PRESERVED UNITS. BUT AT THE BOARD OVER THE LAST SEVERAL YEARS BOTH AT MTC AND ABAG THERE HAVE BEEN DISCUSSIONS ABOUT POTENTIALLY EXPLORING A LEGISLATIVE SOLUTION TO THAT, AND SO ACTUALLY AS STAFF WE HAVE CONTINUED TO HAVE SOME CONVERSATION ARE EVALUATING POSSIBILITIES THERE. IS NOT A BILL TO MY KNOWLEDGE OUT THERE RIGHT NOW BUT SOMETHING WE'RE LOOKING AT MOVING FORWARD. SHORT ANSWER IS CURRENTLY, PROBABLY NOT FOR PRESERVATION, WE WOULD NEED TO GO TO SACRAMENTO AND CHANGE THE RULES TO ALLOW THAT.

GINA PAPAN: SACRAMENTO WOULD BE HELPFUL. I MEAN, WE HAVE TO PRESERVE. BECAUSE IT'S JUST SO EXPENSIVE TO BUILD. THANK YOU.

CHAIR, ALFREDO PEDROZA, BAHFAOC: ALL RIGHT. CHAIR ROMERO WILL CLOSE US OUT WITH COMMENTS.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. I THINK THIS CONVERSATION, ACTUALLY, HAS POINTED TO THE INTEREST IN INNOVATING AND FINDING WAYS TO UTILIZE THIS FUNDING AT THE

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LOCAL LEVEL THAT I'M HOPING IT'S GOING TO BE ABLE TO DRIVE THE 50% PLUS THAT WE NEED FOR THIS BOND. CLEARLY 1487 IS WHAT PRETTY MUCH GOVERN WHAT IS COUNTIES CAN DO. WE ARE NOT -- AND CORRECT ME IF I AM WRONG -- NEITHER OF US ARE DIPPING THROUGH THIS DOCUMENT OR STAFF, TO DICTATE WHAT COUNTIES CAN DO. WE'RE -- THIS IS A VERY PROGRESSIVE AND INNOVATIVE DOCUMENT. IT HAS A NUMBER OF PROGRAMS. I'M NOT QUITE SURE THAT THE PRESERVATION OR THE PROTECTION PIECE MAY WIND UP COMING OUT FIRST, OUT OF THE GATE, IN THE COUNTIES, BUT TO THE EXTENT THAT WE STRUCTURE THOSE PROGRAMS THAT, WE CAN FUND WITH OUR 20% AND SHOW THAT INDEED THEY CAN HAVE MAJOR IMPACT IN PREVENTING DISPLACEMENT, RIGHT, IN PRESERVING HOUSING, AND GENERATING NEW INNOVATIVE FASHIONS, I THINK THIS DOCUMENT IS WONDERFUL AND I'M LOOKING FORWARD TO SEEING THE FINAL VERSIONS AND WORK PLANS SO WE CAN HAVE THE EXAMPLES SO THAT IF SOMEBODY WANTS TO LAND BANK THEN WE HAVE THAT EXAMPLE. IF SOMEBODY IS INTERESTED IN DOING A TENANT RIGHT TO COUNSEL, WHICH I THINK IS VERY, VERY IMPORTANT, RIGHT, WE COULD POTENTIALLY SET UP THAT PROGRAM OR SHOW HOW WE MIGHT BE ABLE TO FUND THAT PROGRAM. AND THEN A COUNTY COULD SAY IT WORKS. WHAT I WOULD LIKE BACK TO LOCAL JURISDICTION CITIES AND COUNTIES, THERE IS A TREMENDOUS FLEXIBILITY WITHIN 80% THAT'S GOING BACK TO THESE COUNTIES OUR LOCAL CITIZENS MUST UNDERSTAND THAT WE'RE NOT TOP DOWN DIRECTING PEOPLE WHAT TO DO, WE'RE SAYING THERE IS, INDEED, A RUBRIC UNDER WHICH YOU HAVE TO ALLOCATE THIS STUFF BUT THERE

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IS A LOT OF LEEWAY AND THIS IS THE WAY, YOU KNOW, BAHFA WILL UTILIZE THIS 20%, WILL LEAD PROGRESSIVELY, YET AT THE SAME TIME, LOCAL CITIES AND COUNTIES CAN SAY, YES, I WANT TO FUND ALL OF MY PIPELINE, WHICH YOU SHOULD BE, RIGHT, OR I WANT TO DO LAND BANKING OR FOR THAT MATTER, I WANT TO DO A SILENT SECOND PROGRAM IF THAT'S LEGAL, THERE IS SOME EQUITY SHARING THERE. ANYWAY, I APPRECIATE THIS DISCUSSION WE HAVE HEARD AMONG ALL OF THE ELECTED HERE THAT, INDEED, THERE ARE A NUMBER OF WHEELS TURNING IN OUR HEADS TO SEE HOW WE CAN USE THIS MONEY. SO LOOK FORWARD TO SEEING WHAT THE COUNTIES COME UP WITH, AND THE CITIES, AS WELL AS HOW WE FINALLY PUT TOGETHER OUR FINAL PLAN. SO, THANK YOU FOR THIS WORK. A LOT OF PUBLIC OUTREACH, A LOT OF OUTREACH TO BOTH ADVOCATES, CITIES, AS OUTLINED HERE, SO, I THINK IT'S QUITE STRONG AND ROBUST AND LOOK FORWARD TO SEEING THE FINAL PLAN. THANK YOU.

CHAIR, ALFREDO PEDROZA, BAHFAOC: ALL RIGHT. THANK YOU, CHAIR ROMERO AND I'LL JUST SAY GREAT COMMENTS. MAKING SURE WE GIVE THE LOCAL COMMUNITIES FLEXIBILITY TO ACHIEVE AND CREATE THOSE COMMUNITIES THEY WISH TO SEE. SO, AT THIS POINT, FRED, DID WE ASK FOR PUBLIC COMMENT ALREADY?

CLERK, FRED CASTRO: WE HAVE NOT.

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CHAIR, ALFREDO PEDROZA, BAHFAOC: LET'S SEE IF THERE ARE ANY MEMBERS OF THE PUBLIC THAT WISH TO PROVIDE PUBLIC COMMENT.

CLERK, FRED CASTRO: THERE ARE NO MEMBERS IN ATTENDEES WHO WISH TO COMMENT ON THIS ITEM THERE IS TWO MEMBERS OF ATTENDEES WITH THEIR HAND UP. HOW MUCH TIME WOULD YOU LIKE TO GIVE.

CHAIR, ALFREDO PEDROZA, BAHFAOC: TWO MINUTES.

CLERK, FRED CASTRO: LET ME GET MY -- OKAY. SO, OUR FIRST SPEAKER IS ALLEY CARRINGTON.

SPEAKER: MY NAME IS ALLIE CANNINGTON A PROUD MEMBER OF THE EQUITY WORKING GROUP FOR BAHFA AND I'M WITH AN ORGANIZATION CALLED THE KELSEY, DISABLED RESIDENT OF THE BAY AREA I HAVE LIVED IN THE BAY AREA THE MAJORITY OF MY LIFE AND WANT TO REITERATE THE EXCITEMENT AND OPPORTUNITY YOU ALL HAVE WITH APPROVING THE EQUITY FRAMEWORK MOVING FORWARD. AS WE KNOW, ONE IN FOUR PEOPLE WITH A DISABILITY, ONE IN FOUR ADULTS HAVE A DISABILITY, DISPROPORTIONATELY, BLACK AND BROWN COMMUNITIES HAVE HIGHER RATES OF DISABILITY AND WHEN WE LOOK AT THE OPPORTUNITY THAT BAHFA HAS, WE WANT TO ENSURE THAT WE'RE NOT JUST MEETING THE REQUIREMENTS, BUT, REALLY, PROACTIVELY CREATING A HOUSING STOCK THAT PEOPLE CAN AGE IN PLACE IN, THAT PEOPLE CAN GET THEIR NEEDS MET IN, AND THRIVE IN THEIR LOCAL

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COMMUNITIES. AND, SO, JUST WANT TO, AGAIN, THANK YOU FOR THE OPPORTUNITY AND THANK YOU FOR THE LEADERSHIP OF BAHFA FOR CREATING THIS EQUITY FRAMEWORK, AND, YEAH, THANK YOU SO MUCH.

CLERK, FRED CASTRO: THANK YOU. OUR NEXT SPEAKER IS MICHAEL BALDINI. GO AHEAD, PLEASE.

MICHAEL BALDINI: YES. GOOD AFTERNOON AND THANK YOU FOR THE OPPORTUNITY. THIS REFERS TO THE ATTACHMENT G ON THE RECAPITALIZATION OF PROPERTIES AND ABOUT THE OPPORTUNITY FOR NON-PROFIT ON AFFORDABLE HOUSING THAT BENEFIT FROM RECAPITALIZATION, I WAS WONDERING WITHIN BAHFA IS THERE A STRUCTURE OR THRESHOLD FOR OPERATING EXPENSES FOR NON-PROFITS OR A WATCH LIST, IF YOU WILL, TO ENSURE THAT THEY'RE OPERATING IN A MANNER CONSISTENT WITH BAHFA GUIDELINES AND WHAT WE ARE ATTEMPTING TO ACCOMPLISH HERE. THANK YOU.

CLERK, FRED CASTRO: THANK YOU. AND THERE ARE NO OTHER PUBLIC SPEAKERS FROM ATTENDEES AND LOOKING AT THE TELECONFERENCE LOCATIONS I SEE NO PUBLIC MEMBERS FOR PUBLIC COMMENT AT THOSE LOCATIONS. THANK YOU.

CHAIR, ALFREDO PEDROZA, BAHFAOC: THANK YOU VERY MUCH. THAT CONCLUDES PUBLIC COMMENT. AND I SAY THIS WAS AGENDAIZED ITEM, AND WE'LL GO AHEAD AND REFER THIS -- NOT REFER THIS -- WE'RE

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GOING TO HAVE THE BAHFA BOARD TAKE ACTION, AND WE'RE GOING TO HAVE THE EXECUTIVE COMMITTEE TAKE ACTION WITH NO RECOMMENDATION FROM THIS BODY SO THIS WAS MORE OF AN INFORMATION SESSION IF THAT'S ALL RIGHT. SO PRESIDENT ARREGUIN WE'RE GOING TO GO AHEAD AND HAVE THIS AGENDAIZED AT THAT TIME.

JESSE ARREGUIN: FOR NEXT THURSDAY'S EXECUTIVE BOARD MEETING. YES.

CHAIR, ALFREDO PEDROZA, BAHFAOC: CORRECT, PRESIDENT ARREGUIN. AND THE BAHFA BOARD WILL DO THE SAME. ALL RIGHT. SO THAT DOES CONCLUDE THAT ITEM. WE'RE GOING TO PROCEED TO ITEM EIGHT, TURNING OVER TO CHAIR ROMERO.

CHAIR, CARLOS ROMERO, ABAG HC: ITEM EIGHT THE REGIONAL EARLY ACTION PLANNING REAP GRANT DANIEL SAVER, THIS IS AN ABAG HOUSING COMMITTEE ACTION ITEM THAT I THINK STAFF MIGHT WANT TO EXPLAIN TO US AFTER MR. SAVER'S REPORT. THE ACTION ITEM IS BEING REQUESTED GIVEN THAT I BELIEVE THERE IS SOME DISCUSSION AROUND THE BAHFA OVERSIGHT COMMITTEE DOING THIS. OR IS THIS ACTUALLY BAHFA'S?

CHAIR, ALFREDO PEDROZA, BAHFAOC: LET'S PAUSE HERE FOR A SECOND. DEPUTY EXECUTIVE DIRECTOR BOCKELMAN, WE DID LOSE

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QUORUM IN ONE EVER THESE COMMITTEES. BUT DOES THE ABAG HOUSING COMMITTEE STILL HAVE QUORUM TO BE ABLE TO TAKE ACTION? OR NO?

CHAIR, CARLOS ROMERO, ABAG HC: ON THE PREVIOUS ITEM.

CHAIR, ALFREDO PEDROZA, BAHFAOC: FOR THE REGIONAL ACTION PLANNING.

CLERK, FRED CASTRO: FOR ITEM 8A, I BELIEVE ABAG HAS A QUORUM.

CHAIR, ALFREDO PEDROZA, BAHFAOC: OKAY. PERFECT. SO WE SHOULD BE GOOD TO GO. LET'S CONFIRM.

CLERK, FRED CASTRO: SIX. WE HAVE SIX. WE HAVE QUORUM.

CHAIR, CARLOS ROMERO, ABAG HC: AND THAT MOTION WOULD BE TO RECOMMEND TO BAHFA? CORRECT? NO?

JESSE ARREGUIN: CARLOS, THIS IS TO THE EXECUTIVE BOARD. THIS ITEM.

CHAIR, CARLOS ROMERO, ABAG HC: THIS IS TO THE EXECUTIVE BOARD.

CHAIR, ALFREDO PEDROZA, BAHFAOC: YOU CAN CONTINUE WITH ITEM EIGHT CHAIR ROMERO. YOU HAVE QUORUM.

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CHAIR, CARLOS ROMERO, ABAG HC: SO THIS IS AN ABAG HOUSING COMMITTEE ACTION ITEM. AND DANIEL, MR. SAVER, WILL YOU PLEASE PROCEED WITH YOUR REPORT.

DANIEL SAVER: THANK YOU VERY MUCH MY NAME IS DANIEL ASSISTANT DIRECTOR WITH LOCAL PLANNING I'LL BE BRIEF PROVIDING A PRESENTATION ON THIS ITEM. ESSENTIALLY THIS IS A QUICK HOUSEKEEPING ITEM RELATED TO ABAG'S REAP 1.0 GRANT IN JUNE 2021 THE ABAG EXECUTIVE BOARD ADOPTED A CONSOLIDATED BUDGET FOR THE REAP 1.0 GRANT AND REAP IS THE REGIONAL EARLY ACTION PLANNING GRANT OF 2019 AND IN JUNE OF 2021 ACTION ITEM THE BOARD CAME UP WITH AN EXPENDITURE PROGRAM FOR THE $24 MILLION GRANT, WE NEED TO DO A LITTLE BIT OF SHIFTING MOVING CLOSE TO $500,000 FROM A CONSULTANT BUDGET LINE ITEM TO A STAFF BUDGET LINE ITEM SO THAT'S KIND OF THE PURPOSE OF BEING HERE TODAY. I HAVE GOOD NEWS ON REPORT TO ALL OF YOU IN THE LAST SEVERAL MONTHS WE HAVE COME TO YOU WITH REPORTS ON THE LOCAL SUBALLOCATION PORTION OF THIS FUNDING AND WE HAD A NUMBER OF JURISDICTIONS THAT HAD NOT CLAIMED THEIR FUNDS. AT THIS POINT WE HAVE ALL 109 LOCAL GOVERNMENTS IN THE BAY AREA THAT HAVE, IN FACT, CLAIMED THEIR FUNDS. SO WE HAD ANTICIPATED THIS ACTION BEFORE YOU TODAY MAY REQUIRE REPROGRAMMING OF THOSE CLOSE ALLOCATIONS BUT WE DO NOT NEED TO DO THAT AT ALL SO IT'S MINOR HOUSEKEEPING OF MOVING SOME MONEY FROM ONE PORTION OF

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THE BUDGET TO THE OTHER. LAST THING I'LL FLAG IS WE HAVE IN THE RECOMMENDATION THAT THE EXECUTIVE BOARD DELEGATE AUTHORITY TO THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO REALLOCATE ANY UNSPENT FUNDS, AS WE APPROACH THE END OF THE GRANT TERM, IT'S A USE IT OR-LOSE IT GRANT. SO WE HAVE A NUMBER OF SUBALLOCATIONS OUT AS WELL AS SUBCONTRACTS WE'RE MANAGING AND IF ANY WERE TO COME IN UNDER BUDGET THIS DELEGATION OF AUTHORITY WOULD ALLOW THE EXECUTIVE DIRECTOR TO REALLOCATE UP TO $500,000 OF THOSE FUNDS TO SPEND ON STAFF SO WE COULD SPEND THE MONEY INSTEAD OF GIVING IT BACK TO THE STATE. THAT CONCLUDES MY PRESENTATION. IF THERE IS ANY QUESTIONS, I'M HAPPY TO TAKE THEM.

CHAIR, CARLOS ROMERO, ABAG HC: IS THERE ANY DISCUSSION OR ANY QUESTIONS ON THIS REPORT? CONGRATULATIONS ON GETTING ALL 101 CITIES TO DO IT. I KNOW SOME OF US WERE TALKING TO OUR OWN CITIES. IT'S A JOINT EFFORT AND GREAT TO HEAR WE CAN GO BACK TO THE STATE AND SAY WE CAN USE THIS MONEY AGAIN. ANY QUESTIONS OR DISCUSSION ON THIS ITEM? IS THERE ANYONE REMOTELY?

CLERK, FRED CASTRO: I DO NOT SEE ANY COMMITTEE MEMBERS ON ZOOM WITH HAND RAISED AT THIS TIME.

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CHAIR, CARLOS ROMERO, ABAG HC: IS THERE ANY MEMBERS OF THE PUBLIC HERE ON BEALE STREET OR VIRTUALLY.

CLERK, FRED CASTRO: NO MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT NO MEMBERS IN PUBLIC ATTENDEES WITH HAND RAISED FOR PUBLIC COMMENT AND LOOKING AT TELECONFERENCE LOCATIONS NO PUBLIC MEMBERS THERE FOR PUBLIC COMMENT. THANK YOU.

CHAIR, CARLOS ROMERO, ABAG HC: OKAY. COULD I HAVE A MOTION, THEN? AND, POSSIBLY A SECOND FOR THE ABAG HOUSING COMMITTEE TO RECOMMEND APPROVAL TO THE ABAG EXECUTIVE BOARD?

V. CHAIR, NEYSA FLIGOR, ABAG HC: CHAIR, I HAVE A QUESTION.

CHAIR, CARLOS ROMERO, ABAG HC: FORGIVE ME.

V. CHAIR, NEYSA FLIGOR, ABAG HC: I'M SORRY. I THOUGHT OF THIS QUESTION AS I WAS PREPARING, REALLOCATION FOR A PROJECT FOR ONE OF OUR LOCAL JURISDICTIONS COMING UNDER BUDGET AS YOU SAID THEN THE DELEGATION AUTHORITY WOULD ALLOW THE EXECUTIVE DIRECTOR TO REALLOCATE THOSE FUNDS TO STAFF, IS IT POSSIBLE TO REALLOCATE THOSE FUNDS TO OTHER LOCAL JURISDICTIONS? AND I DON'T KNOW IF THERE IS A WAY WAITING LIST. BUT AS I LISTENED HERE I WAS CURIOUS WHETHER OR NOT THERE COULD BE OTHER USES FOR THOSE FUNDS, AND, CLEARLY, IF STAFF -- I'M SURE STAFF

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COULD ALSO USE THESE FUNDS, AND I THINK IT'S A WORTHWHILE USE OF THE FUNDS BUT I'M JUST CURIOUS.

DANIEL SAVER: I APPRECIATE THE QUESTION. THE MAIN CHALLENGE FROM OUR PERSPECTIVE IS PRIMARILY ADMINISTRATIVE. THAT WE WILL COME UP AGAINST AN EXPENDITURE DEADLINE FOR THIS SO IF WE'RE GETTING FUNDS RETURNED TO US AT ESSENTIALLY THE LAST MINUTE IT WOULD BE VERY DIFFICULT TO REALLOCATE THOSE FUNDS COME BACK TO ALL OF YOU GET AUTHORITY TO REPROGRAM FUNDS TO A LOCAL GOVERNMENT COMPLETE ADDITIONAL CONTRACTING WITH LOCAL GOVERNMENTS HAVE THEM ACTUALLY SPEND THE FUNDS, INVOICE US AND CLOSE OUT. SO, I THINK THAT'S WHY OUR RECOMMENDATION IS IF WE GET TO THE VERY END AND WE'RE AN INCH FROM THE FINISH LINE AND WE JUST NEED TO SPENDS THE MONEY INSTEAD OF GIVING IT BACK THE QUICKEST WAY TO BE ABLE TO DO THAT WITHIN OUR CONTROL IS TO REALLOCATE TO STAFF.

V. CHAIR, NEYSA FLIGOR, ABAG HC: GREAT THEN. THANK YOU.

CHAIR, CARLOS ROMERO, ABAG HC: ANY OTHER QUESTIONS?

CLERK, FRED CASTRO: SUPERVISOR WILLIAMS HAS HER HAND RAISED.

CHAIR, CARLOS ROMERO, ABAG HC: SUPERVISOR WILLIAMS?

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SPEAKER: THANK YOU. MY QUESTION IS TO PIGGYBACK OFF OF BOARD MEMBER FROM LOS ALTOS -- SORRY, I THINK IT'S NESSI? PLEASE FORGIVE ME. I'M LEARNING EVERYONE'S NAME. NEVERTHELESS, I WANTED TO ASK, IS THERE A POSSIBILITY FOR, IN THE FUTURE, FOR FUTURE FUNDING, THAT WE MAYBE GIVE SOME DEADLINES FOR THOSE ALLOCATIONS TO COME BACK OR BE COMPLETED, AND THEN THAT WAY WE CAN GET THOSE FUNDING DOLLARS BACK SOONER SO WE'RE NOT PUTTING UP AGAINST THE DEADLINE AND TO SEE IF THERE IS ANY POSSIBILITY IF IT COULD BE REALLOCATED TO OTHER CITIES OR JURISDICTIONS THAT COULD UTILIZE THOSE FUNDS, THEN JUST, YOU KNOW, I JUST WAS WONDERING IF THAT'S A POSSIBILITY.

DANIEL SAVER: THROUGH THE CHAIR, SUPERVISOR I APPRECIATE THAT QUESTION. THE SHORT ANSWER IS YES IF THERE ARE SOME FUTURE FUNDS THAT WERE IDENTIFIED YET PUTTING OUT AS GRANT PROGRAM THAT MAKES SENSE THIS IS ESSENTIALLY A BIG EXPERIMENT THIS IS THE FIRST TIME KIND OF FUNDING WHERE WE'RE HAVE BEEN ABLE TO ALLOCATE THE LEVEL OF FINANCIAL SUPPORT TO EVERY SINGLE JURISDICTION IN THE BAY AREA WE BELIEVE THAT WE HAVE LEARNED A LOT THROUGH THIS PROCESS MAKING SURE WE SPEND THE MONEY BY THE DEADLINE AND MAKING SURE WE HAVE ALL THE ADMINISTRATIVE TIMELINES WE HAVE A BETTER GRASP ON THAT SO WE COULD DO THAT IN THE FUTURE. CAVEAT TO NOTE WE HAVE SET IT UP THIS WAY TO TRY TO GIVE ALL THE JURISDICTIONS THE MOST TIME POSSIBLE TO ACTUALLY SPEND THEIR FUNDS. SO IT HAS TAKEN QUITE A LONG TIME

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TO GET ALL THE JURISDICTIONS TO CLAIM THEIR DOLLARS AND WE DID -- BUT EVERYONE DID ULTIMATELY CLAIM THEIR DOLLARS AND WE WANT TO MAKE SURE THEY HAVE TIME TO SPEND THOSE WHICH IS WHY WE'RE GETTING CLOSE TO THE FINISH LINE BUT ANY FUTURE GRANT PROGRAM WE'LL TAKE THAT INTO CONSIDERATION. ON.

SPEAKER: THANK YOU MR. SAFER.

CHAIR, ALFREDO PEDROZA, BAHFAOC: ANY FURTHER COMMENTS VIRTUALLY OR FROM THE BOARD OR ANYONE ELSE? ANY MEMBERS OF THE PUBLIC?

CLERK, FRED CASTRO: I BELIEVE WE ALREADY TOOK PUBLIC COMMENT.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. THEN LET ME ASK IF THERE IS A MOTION AND SECOND ON THIS ITEM?

PAT ECKLUND: I'LL MOVE THE ITEM.

SPEAKER: SECOND.

CHAIR, CARLOS ROMERO, ABAG HC: I WAS GOING TO SAY FROM THE ABAG HOUSING COMMITTEE.

PAT ECKLUND: I WILL MOVE THE ITEM.

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WANDA WILLIAMS: SECOND BY BOARD MEMBER WILLIAMS.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. WE HAVE A MOTION AND A SECOND. AND WITH THAT, I'LL ASK -- WE HAVE ALREADY GONE TO THE PUBLIC. WILL THE CLERK PLEASE CALL THE ROLL.

CLERK, FRED CASTRO: ARREGUIN?

JESSE ARREGUIN: YES.

CLERK, FRED CASTRO: BAS?

NIKKI FORTUNATO-BAS: AYE.

CLERK, FRED CASTRO: EKLUND?

PAT ECKLUND: AYE.

CLERK, FRED CASTRO: FIFE?

CARROLL FIFE: AYE.

CLERK, FRED CASTRO: THANK YOU. COUNCIL MEMBER FLIGOR?

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

CLERK, FRED CASTRO: ORTIZ? IS ABSENT. RABBITT IS ABSENT. RAMOS?

BELIA RAMOS: YES.

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

CHAIR, CARLOS ROMERO, ABAG HC: YES.

CLERK, FRED CASTRO: TIEDEMANN?

SPEAKER: YES.

CLERK, FRED CASTRO: WILLIAMS?

SPEAKER: YES. MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU VERY MUCH. OUR NEXT ITEM IS NUMBER NINE, THAT IS THE HOUSING INCENTIVE POOL. THIS IS AN ABAG HOUSING COMMITTEE INFORMATION ITEM. AND I BELIEVE THOMAS ARNDT --

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THOMAS ARNDT: THOMAS ARNDT, MTC ABAG POLICY PROGRAM. THIS IS AN INFORMATION ITEM PRESENTATION I'LL BE QUICK AS WELL PROGRESS REPORT ON THE FIRST FOUR YEARS OF THE HOUSING INCENTIVE PROGRAM, HIP, COMMISSION SET ASIDE $71 MILLION IN FEDERAL TRANSPORTATION FUNDS, TOP 15 JURISDICTIONS THAT PRODUCE AND PRESERVE THE MOST AFFORDABLE HOUSING OVER FIVE YEARS FOR 2018 THROUGH 2022, DEED RESTRICTED AFFORDABLE AND LOCATED 92 EITHER PDAS PRIORITY DEVELOPMENT AREAS, TPAS THERE IS A BUNCH OF DIFFERENT DETAILS ON REQUIREMENTS AND METHODS IN YOUR STAFF REPORT. MOVING TO THE UPDATE THIS INCLUDES DATA FROM THE FOURTH YEAR UP TO CALENDAR YEAR 2021, ATTACHMENT ONE INCLUDES CURRENT STANDINGS BY JURISDICTION FOR THE HIP PROGRAM, SIMILAR TO THE PREVIOUS UPDATE FROM A YEAR AGO YOU WILL NOTICE SAN FRANCISCO HOLDS NEARLY HALF OF QUALIFYING UNITS OF 44%. NOTING SMALLER CITIES HAVE MORE QUALIFYING I NITS THAN YOU WOULD EXPECT BASED ON POPULATION INCLUDING AMERICAN CANYON WALNUT CREEK AND EL CERRITO AND THE PROGRAM HAS NARROW ELIGIBILITIES ATTACHMENT TO DEMONSTRATE THAT FOCUSING ON HOUSING PRODUCTION INCLUDING HOUSING PRODUCED IN THE REGION THROUGH THE PROGRAM PERIOD, THAT ARE ROWS DOWN TO DEED RESTRICTIONS AFFORDABILITY LEVEL AND LOCATION RELATIVE TO IT. PAS THE HIP PROGRAM IS A SMALL FRACTION OF HOUSING PRODUCED IN THE REGION ABOUT 11%. AGAIN INFORMATION UPDATE, FINAL JURISDICTION RANKINGS AND AWARDS WILL BE DETERMINED AFTER STAFF COMPILE THAT LAST YEAR DATA 2022 AND WE EXPECT

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THAT TO HAPPEN AROUND THIS TIME NEXT YEAR. CURRENT RANKING IN STAFF REPORT DO NOT GUARANTEE ANY FUNDING AWARD AT THIS TIME AND STAFF EXPECT RANKINGS MAY SUBSTANTIALLY CHANGE. WITH THAT I'M AVAILABLE FOR QUESTIONS.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. ARE THERE ANY QUESTIONS FOR MR. ARNDT ON THIS ITEM? VIRTUALLY DO WE HAVE ANYONE.

CLERK, FRED CASTRO: NO MEMBERS OF THE COMMITTEES WITH HAND RAISED FOR PUBLIC COMMENT.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. MEMBERS OF THE PUBLIC?

CLERK, FRED CASTRO: THERE WERE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM NO MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT AND ATTENDEES I SEE NO MEMBERS OF THE PUBLIC THERE FOR PUBLIC COMMENT AND LOOKING TO THE TELECONFERENCE LOCATIONS I SEE NO PUBLIC MEMBERS THERE FOR PUBLIC COMMENT. THANK YOU.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. THIS WAS AN INFORMATION ITEM. AND WITH THAT, WE'LL MOVE TO THE LAST ITEM WHICH IS ADJOURNMENT. OUR NEXT MEETING OF THE BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE JOINT MEETING WITH ABAG

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HOUSING COMMITTEE WILL BE JUNE THE 8TH. THANK YOU ALL FOR ATTENDING AND WE LOOK FORWARD TO SEEING YOU THEN. BYE NOW.

[ADJOURNED]

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