METROPOLITAN TRANSPORTATION COMMISSION

Meeting Transcript

BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE

WEDNESDAY, MARCH 13TH, 2024, 12:00 PM

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: OKAY. WE HAVE ESTABLISHED QUORUM ON MTC AND ABAG SIDE.

KATHLEEN KANE: THROUGH THE CHAIR, WE, UNFORTUNATELY, CANNOT CONVENE ABAG UNTIL WE HAVE THE NOTICED LOCATION, BUT WE CAN GO AHEAD AND CONTINUE.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: I'LL REMIND IT'S NOT THE FIRST TIME WE HAVE ENCOUNTERED THIS SITUATION. I'M ASSUMING MORE COMMUNICATION WITH THE RESPECTIVE LOCATION, THE COUNCIL WAS NOTIFIED AND THE CLERK AND SO FORTH. TO MEMBERS OF THE PUBLIC THANK YOU FOR YOUR PATIENCE WHALE WE GET STARTED HERE. I DID GET WITH MY COLLEAGUE CARLOS ROMERO WHILE WE WAIT FOR QUORUM TO BE ESTABLISHED FOR THE TELECONFERENCE LOCATION.

CHAIR, CARLOS ROMERO, ABAG HC: YES, SIR.

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

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: MY NAME IS ALFREDO PEDROZA, CHAIR OF THE BAY AREA HOUSING FINANCE AUTHORITY

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

OVERSIGHT COMMITTEE. I'M GOING TO CALL THIS MEETING TO ORDER. PROCEEDING TO ITEM ONE, WHICH IS ROLL CALL.

CLERK, FRED CASTRO: THANK YOU, CHAIR. ABE-KOGA?

V. CHAIR, MARGARET ABE-KOGA: HERE.

CLERK OF THE BOARD: CHAVEZ?

CINDY CHAVEZ: HERE.

CLERK OF THE BOARD: FLEMMING IS ABSENT. GLOVER? JOSEFOWITZ IS ABSENT. COMMISSIONER MILEY?

NATHAN MILEY: HERE.

CLERK OF THE BOARD: PAPAN?

GINA PAPAN: HERE.

CLERK OF THE BOARD: PEDROZA?

ALFREDO PEDROZA: HERE.

CLERK OF THE BOARD: SCHAFF, NON-VOTING?

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

LIBBY SCHAAF: HERE.

CLERK OF THE BOARD: COMMISSIONER THAO IS HERE BUT SHE STEPPED AWAY.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: CORRECT.

CLERK OF THE BOARD: COMMISSIONER RABBITT? WE DO HAVE A QUORUM.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: ALL RIGHT. WE HAVE SPECIAL REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449 FOR EMERGENCY CIRCUMSTANCES FROM COMMISSIONER RONEN. THOSE ARE NOT PROPS IN THE BACK AND IS PART OF THE REASON SHE IS NOT PARTICIPATING. COMMISSIONER RONEN.

HILLARY RONEN: I AM REQUESTING TO PARTICIPATE REMOTELY UNDER AB 2449 BECAUSE I'M RECOVERING FROM KNEE RECONSTRUCTION SURGERY THERE IS NO ONE PRESENT IN THE ROOM OVER 18.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU, COMMISSIONER RONEN. WE'RE ADDING YOU TO THE OVERSIGHT COMMITTEE AS PRESENT ALL RIGHT WE'RE GOING TO PROCEED TO ITEM TWO, PUBLIC COMMENT FOR ITEMS NOT ON TODAY'S AGENDA. I'LL ASK STAFF IF WE HAVE ANY GENERAL PUBLIC COMMENT.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: THERE ARE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR PUBLIC COMMENT AT THIS TIME.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU. I DO ANTICIPATE MEMBERS ARE GOING TO HAVE PUBLIC COMMENT ON THE AGENDA ITEMS THERE ARE SPEAKER CARDS, IF YOU WISH TO SPEAK GRAB ONE OF THOSE. ANY COMMITTEE MEMBER ANNOUNCEMENTS? I DON'T SEE ANY FROM COMMITTEE MEMBERS. PROCEEDING TO OUR NEXT ITEM.

CLERK OF THE BOARD: IF WE CAN NOTE FOR THE RECORD NO PUBLIC COMMENT FOR THIS ITEM NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT AND IN THE ATTENDEE SPACE NO MEMBERS OF THE PUBLIC THERE FOR PUBLIC COMMENT.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: ALL RIGHT. THANK YOU. PROCEED TO ITEM FOUR OVERSIGHT COMMITTEE CHAIRPERSON'S REPORT AND I DO HAVE A REPORT-OUT. SINCE WE'LL HAVE THE FULL REPORT-OUT ON THE POTENTIAL LABOR STANDARDS INCLUDED IN BAHFA'S REGIONAL EXPENDITURE PLAN I'LL FOREGO MY CHAIRPERSON'S REPORT AND I'LL ASK IF CHAIR ROMERO HAS ANYTHING TO REPORT AS WELL.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CHAIR, CARLOS ROMERO, ABAG HC: I THINK THE ONLY THING TO REPORT IS WE HAD SUCCESSFUL SET OF LOBBYING DISCUSSIONS UP IN SACRAMENTO WHICH WE TALKED ABOUT, THE REGIONAL HOUSING BOND MANY OF US WERE THERE. THANK YOU TO ALL WHO WENT.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU CHAIR ROMERO. SOME OF US ON DAY THREE OR FOUR OF MTC ABAG. THANK YOU FOR BEING THERE. AND THANK YOU TO COLLEAGUES WHO PARTICIPATE WE TRIED TO BRING SOME OF THE NEWER COMMISSIONERS WITH THE OLDER COMMISSIONERS, JUST BASED OFF EXPERIENCE, AND IT WAS WELL-RECEIVED AND I APPRECIATE OUR LEGISLATORS UNDERSTANDING THE WORK WE DO AND IT WAS VERY WELL-RECEIVED. AT THIS POINT WE'RE GOING TO MOVE TO ITEM FIVE. THIS IS THE CONSENT CALENDAR. SO WE'RE GOING TO MOVE TO ITEM SIX WHEN WE COME BACK TO ABAG'S CONSENT CALENDAR. THIS IS THE BAHFA OVERSIGHT CONSENT CALENDAR. COMMISSIONERS WE HAVE AN ITEM ON CONSENT. IS THERE ANY QUESTIONS? CONCERNS? COMMENTS? I DON'T SEE ANY FROM COMMISSIONERS. IS THERE ANY PUBLIC COMMENT ON OUR CONSENT CALENDAR?

CLERK OF THE BOARD: NO WRITTEN COMMENTS RECEIVE ON THIS ITEM NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT AND IN THE ATTENDEE SPACE.

SPEAKER: MOVE APPROVAL. SECOND.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: MOTION AND SECOND. COUNSEL?

KATHLEEN KANE: FOR THE RECORD THE CHAIR SAID AN ITEM THERE ARE TWO ITEMS AS PART OF THE CONSENT CALENDAR HERE 6A AND 6B.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: MY PAPERS ARE OUT OF ORDER. I'M DOING THE BEST I CAN. THANK YOU FOR THAT COUNSEL. FIRST BY PAPAN SECOND BY GLOVER. ROLL CALL VOTE.

CLERK OF THE BOARD: FIRST BY PAPAN SECOND GLOVER. ABE-KOGA?

V. CHAIR, MARGARET ABE-KOGA: AYE.

CLERK OF THE BOARD: CHAVEZ?

CINDY CHAVEZ: AYE.

CLERK OF THE BOARD: IMPLEMENT SUGGEST ABSENT. GLOVER?

FEDERAL D. GLOVER: YES.

CLERK OF THE BOARD: MILEY?

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

NATHAN MILEY: YES.

CLERK OF THE BOARD: PAPAN?

GINA PAPAN: YES.

CLERK OF THE BOARD: PEDROZA?

ALFREDO PEDROZA: YES.

CLERK OF THE BOARD: RONEN?

HILLARY RONEN: HERE -- I MEAN YES. SORRY.

CLERK OF THE BOARD: COMMISSIONER THAO? AND COMMISSIONER RABBITT IS NOT HERE. THE MOTION PASSES UNANIMOUSLY.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU ALL. PROCEEDING TO THE MAIN EVENT. I'M GOING TO CLARIFY WITH COUNSEL. WHILE ABAG HAS NOT CONVENED, I HOPE WE CAN TAKE PUBLIC COMMENT ALL AT ONE TIME. THIS ITEM, THIS IS AN INFORMATIONAL ITEM. SO TO MEMBERS OF THE PUBLIC DEMAND EXPECTATIONS, IF YOU WANT TO COMMENT ON THE LABOR STANDARDS THIS IS THE MOMENT IN TIME?

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

KATHLEEN KANE: THAT'S CORRECT. THIS IS THE ENTIRETY OF THE HEARING ON THE INFORMATIONAL ITEM, AND THE PUBLIC WILL HAVE ONE OPPORTUNITY TO SPEAK ON IT.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: CONFIRM WE HAVE NOT ESTABLISHED THE TELECONFERENCE LOCATION FOR OAKLAND?

SPEAKER: CORRECT.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THIS IS ITEM SEVEN. REGIONAL EXPENDITURE PLAN LABOR STANDARDS. THIS IS AN ABAG HOUSING COMMITTEE THAT HASN'T CONVENED YET. BUT IT'S THE BAHFA OVERSIGHT COMMITTEE INFORMATIONAL ITEM ONLY. FOLLOWING OUR DIRECTION AT THE FEBRUARY 14TH MEETING FOR STAFF RETURN WITH ADDITIONAL INFORMATION ON POTENTIAL LABOR STANDARDS, I BELIEVE OUR EXECUTIVE DIRECTOR, ANDY FREMIER WILL INTRODUCE THE ITEM.

ANDREW FREMIER: THANK YOU, CHAIR AND MEMBERS OF THE COMMITTEE. WE HAVE BEEN MEETING REGULARLY WITH A LOT OF THE BROAD LANE OR REPRESENTATION. AND WHILE I DON'T LIKE TO JINX DISCUSSIONS WE THINK THEY'RE GOING VERY WELL, BUT WE HAVE SEVERAL MORE PLANNED IN COMING WEEKS BUT BECAUSE WE HAVE NOT CONCLUDED THOSE DISCUSSIONS TODAY'S PRESENTATION IS REALLY JUST INFORMATION. AND OUR GOAL FOR TODAY IS TO MAKE SURE WE HAVE COMMON VOCABULARY AS WE TALK ABOUT LABOR STANDARD OPTIONS AND

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

WHAT TRADE-OFFS THERE ARE FOR DIFFERENT STANDARDS. WE EXPECT TO RETURN TO THE JOINT COMMITTEE ON APRIL 10TH TO THE JOINT COMMITTEE, FROM OUR DISCUSSIONS AS WELL WITH LABOR REPRESENTATIVES AND STAKEHOLDERS AND MEMBERS OF THE COMMITTEE I THINK IT'S SAFE TO SAY THERE IS REAL COMMON INTEREST IN ENSURING THAT STRONG PROTECTIONS FOR LABOR ARE INCLUDED IN OUR DIRECTION AND THAT THEY'RE EFFECTIVE IN EVERY COUNTY ACKNOWLEDGING THAT THERE IS A LOT OF DIVERSITY IN THE COUNTIES AS WE MOVE FORWARD. SO WE LOOK FORWARD TO PRESENTING THESE STANDARDS THAT STRIKE A BALANCE FOR YOUR CONSIDERATION IN THE NEXT MONTH AND I'LL TURN IT OVER TO KATE HARTLEY WHO WILL WALK US THROUGH THE PRESENTATION.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU. I APPRECIATE STAFF'S COMMITMENT TO HAVING AN HONEST AND ROBUST CONVERSATION, THIS IS A FRAGILE DISCUSSION. WE'RE UNITED IN THE OUTCOME OF HOUSING WE'RE TRYING TO CHIEF AND WHETHER WALKING THE HALLS OF SACRAMENTO, WE ARE U INDICT. BUT WE CAN'T LET PERFECT GET IN THE WAY OF PROGRESS. PERFECT WOULD BE IDEAL BUT WE HAVE TO MAKE PROGRESS AND WE HAVE OPPORTUNITY AROUND THIS TO GALVANIZE TOGETHER TO CREATE MEANINGFUL RESOURCES FOR OUR REGION BUT IT'S GOING TAKE US ALL LEANING IN AND NOT TRYING TO BE PERFECT IN THIS MOMENT IN TERMS OF WHAT WE'RE TRYING TO ACHIEVE. SO I WANT TO THANK ALL PARTNERS AND STAKEHOLDERS. WE HAVE ALL HAD COUNTLESS MEETINGS, COUNTLESS

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

PHONE CALLS AND E-MAILS WITH ALL SIDES OF THIS SITUATION. BUT I WANT TO THANK STAFF. SO I'LL TURN IT BACK OVER TO KATE.

KATE HARTLEY: THANK YOU SO MUCH. AND GOOD AFTERNOON COMMITTEE MEMBERS. AS YOU HAVE HEARD, DISCUSSIONS ARE ONGOING WITH OUR PARTNERS, OUR LABOR PARTNERS AND DEVELOPERS AND STAKEHOLDERS. WE WANT TO TAKE TODAY, USE TODAY AS AN OPPORTUNITY TO PROVIDE SOME BACKGROUND INFORMATION AND CONTEXT TO HELP YOU AND OUR BOARDS GO THROUGH YOUR DECISION-MAKING PROCESS ON THIS ISSUE. NEXT SLIDE, PLEASE. AND AS A REFRESHER, AND I THINK WE WANT TO GO TO THE NEXT SLIDE TOO. THANK YOU. AS A REFRESHER, BAHFA'S AUTHORITIES ARE LOCATED IN OUR ENABLING STATUTE, IT'S THE SAN FRANCISCO BAY AREA REGIONAL AFFORDABLE HOUSING ACT. THE ACT DOES NOT ALLOW US TO IMPOSE LABOR STANDARDS ON THE JURISDICTIONS. OUR STATUTE COULD BE AMENDED, HOWEVER, TO SAY THAT BAHFA MAY IMPOSE LABOR STANDARDS, BUT NOT ALL LABOR STANDARDS ARE ACCESSIBLE IN THAT WAY. OUR GENERAL COUNSEL HAS ADVISED THAT EVEN IF OUR ACT IS AMENDED, WE CANNOT REQUIRE CITIES AND COUNTIES TO USE A PROJECT LABOR AGREEMENT, FOR EXAMPLE, DUE TO FEDERAL LEGAL REQUIREMENTS THAT APPLIED FOR PLAS AND I'LL SAY MORE ABOUT THAT IN A MINUTE. NEXT SLIDE PLEASE. TO DETERMINE WHAT COULD BE AN ALLOWABLE AND APPROPRIATE STANDARD FOR BAHFA AND POTENTIALLY THE WHOLE REGION THROUGH AN AMENDMENT TO OUR ENABLING STATUTE, WE WANT TO GIVE A SHORT SUMMARY OF DIFFERENT LABOR STANDARD FRAMEWORKS

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

THAT ARE CURRENTLY IN USE IN CALIFORNIA. SO, FIRST UP IS THE CALIFORNIA LABOR CODE, AND THAT SAYS THAT PROJECTS THAT USE PUBLIC FUNDS MUST PAY PREVAILING WAGES. HOWEVER THERE IS A SECTION IN THE CODE IT'S 1720C FIVE THAT EXEMPTS PRIVATELY OWNED RESIDENTIAL CONSTRUCTION IF THE PUBLIC FUNDS USED FOR THAT MEET CERTAIN CRITERIA. AND IT'S VERY, VERY EASY FOR AN AFFORDABLE HOUSING DEVELOPMENT TO MEET THOSE TERMS. SO, IT'S SIMPLY APPLYING THE LABOR CODE DOES NOT GUARANTEE A PAYMENT STANDARD FOR WORKERS UNLIKE OTHER PUBLIC WORKS PROJECTS, LIKE INFRASTRUCTURE INSTALLATIONS, THAT ARE OWNED BY A PUBLIC ENTITY. THERE ARE MANY WAYS THAT WE DO APPLY AN ENFORCEABLE PREVAILING WAGE HOWEVER. FEDERAL FUNDS THAT FLOW THROUGH CITIES AND COUNTIES LIKE CDBG AND HUONG PROVIDE PREVAILING WAGES SOME CITIES IN OUR REGION ATTACH A PREVAILING WAGE REQUIREMENT TO ALL FUNDS THEY PROVIDE REGARDLESS OF SOURCE OF FUNDS, AND CERTAIN PROGRAMS BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REQUIRE PREVAILING WAGES. THE NEXT STANDARD WE WANT TO HIGHLIGHT TODAY CONSISTS OF THREE MAIN REQUIREMENTS, AN ENFORCEABLE PREVAILING WAGE STANDARD, CARE PAYMENTS FOR PROJECTS THAT ARE 50 UNITS AND OVER, AND USE OF APPROVED APPRENTICESHIP PROGRAMS FOR BUILDINGS THAT ARE 50 UNITS AND MORE THIS STANDARD IS INCLUDED IN RECENTLY PASSED STATE STREAMLINING LEGISLATION A.B. 2011 WHICH IS BUFFY WICKS BILL AND IT ALSO APPLIES TO SB FOUR ALSO KNOWN AS YES IN GOD'S BACKYARD AND IS STREAMLINING AS WELL ALSO IN MODIFIED FORM

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

SENATOR BILL 423 ANOTHER STREAMLINING PIECE OF LEGISLATION AT THE STATE AND SB 423 THE WAGES HEALTHCARE AND APPRENTICESHIP REQUIREMENT IS JOINED WITH REQUIREMENT TO USE SKILLED TRAINED LABOR FOR ANY MARKET RATE MIXED INCOME BUILDING THAT IS OVER 85 FOOT HOWEVER 100 AFFORDABLE DEVELOPMENTS THAT ARE EXEMPT, BRINGS US TO FRAMEWORK WHICH IS GENERAL SPEAKING RESTRICTIVE STANDARD THAT REQUIRES WORKFORCE TO BE SKILLED JOURNEY PERSONS AND GRADUATES OF AN APPROVED APPRENTICESHIP PROGRAM IT WAS RECENTLY INCLUDED IN SB SENATE BILL SIX, SB SIX, WHICH IS A BILL THAT ALLOWS RESIDENTIAL USE ON COMMERCIALLY ZONED PROPERTY WITHOUT REZONING BUT IF YOU USE SKILLED AND TRAINED WORKFORCE. FINALLY OUR LAST FRAMEWORK TO PRESENT TODAY IS PROJECT LABOR AGREEMENTS, PLAS AND AS MENTIONED OUR OFFICE OF GENERAL COUNSEL HAS ADVISE THAT FEDERAL LEGAL REQUIREMENTS PREEMPTING STATE AND LOCAL LAWS PREVENT BAHFA FROM IMPOSING PLA ON ALL JURISDICTIONS REGARDLESS OF THE LANGUAGE IN OUR STATUTE. WE COULD IMPOSE, WE COULD ADOPT A PLA FOR BAHFA'S OWN FUNDS, 20% OF FUNDS IF WE WERE TO MAKE CERTAIN FINDINGS ABOUT BAHFA'S ROLE AS A MARKET PARTICIPANT PROCURING LABOR SERVICES BUT GIVEN THE STATUTORILY REQUIRED DISTRIBUTION OF BOND FUNDING TO NINE COUNTIES THOSE MARKET PARTICIPANT FINDINGS FOR BAHFA WOULD NOT EXTEND TO ALL THE COUNTIES BECAUSE BAHFA WOULD HAVE NO ROLE IN THE PROCUREMENT OF SERVICES AT THE CITY AND COUNTY LEVEL. SO, THIS PUTS US IN A VERY DIFFERENT POSITION FROM AREAS THAT RECENTLY HAVE EMPLOYED A PLA, SUCH AS ALAMEDA

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

COUNTY, THAT'S THE ONE-COUNTY STANDARD, AS WELL AS IN LOS ANGELES, THE LACOSTA LEGISLATION RECENTLY PASSED THAT REQUIRES A PLA, AGAIN THAT'S FOR ONE COUNTY ONLY. NEXT SLIDE PLEASE. SO, AS THE BOARDS CONSIDER THESE COMPETING FRAMEWORKS WHICH HAVE COMPLEXITY WHEN YOU THINK ABOUT THEIR APPLICATION THROUGHOUT THE REGION, WE WANT TO PROVIDE FURTHER CONTEXT FOR DECISION-MAKING, DRAWING ON FEEDBACK FROM THIS COMMITTEE, AS WELL AS BAHFA'S GUIDING PRINCIPLES SET FORTH IN OUR BUSINESS PLAN. THESE INCLUDE THE GOALS OF EXPANDING THE PROTECTION OF WORKERS IN THE BAY AREA'S AFFORDABLE HOUSING CONSTRUCTION INDUSTRY, BUILDING AND PRESERVING HOUSING AT SCALE TO ADDRESS THE REGION'S LONG-TERM HOUSING SHORTAGE, AND IN ORDER TO MEET OUR GOALS PURSUING NEW STRATEGIES FOR CONTROLLING COST AND DELIVERING HOUSING IN QUICKLY. NEXT SLIDE. REGARDING THE QUESTION OF WORKER PROTECTIONS, IT'S HELPFUL TO FIRST UNDERSTAND WHO'S DEVELOPING AFFORDABLE HOUSING IN THE BAY AREA AND HOW LABOR STANDARDS ARE APPLIED IN DIFFERENT CONTEXT. THIS IS A VERY HIGH-LEVEL DISCUSSION. AND I'M VERY MUCH GENERALIZING HERE, BUT, GENERALLY SPEAKING, IF YOU LOOK AT THE DATA FROM THE LAST FEW YEARS OF ALLOCATIONS OF TAX CREDITS AND TAX EXEMPT BONDS, WHICH, AS YOU KNOW ARE THE MAIN WAYS THAT PEOPLE BUILD AFFORDABLE HOUSING, TWO DIFFERENT DEVELOPER TYPES EMERGE. FIRST OUR DEVELOPERS ARE THAT USE LOCAL FUNDS, FROM CITY AND COUNTIES WHICH THEY'RE LOCATED AND THEY'RE USUALLY THOUGH NOT ALWAYS NON-PROFIT CORPORATIONS, THEY ALMOST ALWAYS

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

PAY PREVAILING WAGES, AND SINCE 2022 WHEN A.B. 2011 PASSED, WE HAVE NOT SEEN ANY PROJECTS IN THE WHOLE STATE OF CALIFORNIA, ACTUALLY, MOVE FORWARD USING THAT WAGE'S HEALTH CARE TRAINING STANDARD. SO, THE APPLICATION OF THAT STANDARD WOULD ADD HEALTH CARE AND TRAINING REQUIREMENTS TO AN ENFORCEABLE PREVAILING WAGE STANDARD THAT THIS COHORT OF DEVELOPERS IS ALREADY USING ALMOST ALL THE TIME. THE PROJECTS THAT THIS COHORT BUILD ARE ALSO TYPICALLY SUBJECT TO ADDITIONAL REGULATORY OBLIGATIONS THAT OFTEN COME WITH LOCAL FUNDS. SO TOTAL DEVELOPMENT COSTS TEND TO BE CORRESPONDINGLY HIGH. THE SECOND GROUP OF DEVELOPERS DOES GOT TAKE LOCAL FUNDS. THEY ARE OFTEN, THOUGH NOT ALWAYS, FOR-PROFIT COMPANIES. THEY USUALLY FINANCE THEIR PROJECTS WITH THREE SOURCES OF FUNDS, TAX CREDITS, TAX EXEMPT DEBT, AND A VERY HIGH-LEVEL OF DEFERRED DEVELOPER FEES. THEY ARE NOT SUBJECT TO THE REGULATORY REQUIREMENTS THAT OFTEN ATTACH TO LOCAL FUNDING. THEIR DEVELOPMENT COSTS ARE USUALLY QUITE LOW, AND BECAUSE TAX CREDITS DO NOT REQUIRE PREVAILING WAGES, PREVAILING WAGE COMPLIANCE IS NOT TYPICAL ON THESE JOBS. THE APPLICATION OF LABOR STANDARDS TO THESE PROJECTS WOULD PROVIDE ENFORCEABLE WORKER PROTECTIONS WHERE THEY DO NOT NOW EXIST FOR THE MOST PART. NOT IN ALL CASES, AGAIN, BUT IN THE MAJORITY OF THE PROJECTS BUILD BY THAT PARTICULAR COHORT OF DEVELOPERS. AND TO GIVE YOU A SENSE OF SCALE ABOUT THESE TWO DEVELOPER TYPES, WE LOOKED AT SIDLAC AND TCAC PROJECTS, PROJECTS THAT GOT AWARDED

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

FUNDS BETWEEN 2021 AND 2023. THERE WERE 90 PROJECTS. THEY BUILT ABOUT 12,000 HOMES, AND OF THESE 55 INCLUDED LOCAL FUNDS FOR THEIR PROJECTS. AND OVER 90% OF THOSE PROJECTS PAID PREVAILING WAGES FOR THEIR PROJECTS. 35 OF THE TOTAL 90 PROJECTS DID NOT USE LOCAL FUNDS, AND APPROXIMATELY 80 PERCENT OF THOSE DEVELOPMENTS DID NOT INDICATE ANY ATTENTION TO PAY PREVAILING WAGES. SO, OF THE 12,000 APARTMENTS THAT WERE FUNDED BETWEEN '21 AND 2023 IN THE BAY AREA, ABOUT 7,000 WERE BUILT BY -- OR IN PROCESS WITH DEVELOPERS USING LOCAL FUNDS AND MOST PAYING PREVAILING WAGES. 5,000 BUILT WITH JUST CREDIT BONDS DEFERRED DEVELOPER FEE AND 80% OF THOSE NOT PAYING PREVAILING WAGES. NEXT SLIDE PLEASE. SHIFTING NOW TO HOUSING NEEDS, WE ALL KNOW THE CONSEQUENCES OF THE REGION'S LACK OF AFFORDABLE HOUSING. WE SEE IT EVERY DAY. AND IT'S ESPECIALLY ALARMING TO KNOW THAT HOMELESSNESS CONTINUES TO RISE IN MOST COUNTIES. THE NEED TO BUILD AT SCALE AND BETTER MEET OUR REGION'S AFFORDABLE HOUSING NEEDS IS IN STARK RELIEF ON THESE SLIDES SHOWING OUR ACHIEVEMENT OF THE FIFTH RHNA CYCLE, ESPECIALLY WHEN YOU COMPARE IT TO THE SIXTH RHNA CYCLE TARGET. BETWEEN 2015 AND 2023 PRODUCTION OF MARKET RATE HOUSING WAS TWICE THAT WHICH IT EXCEEDED THE TARGET BY 100%. AND AFFORDABLE HOUSING LAGGED SIGNIFICANTLY BELOW THE TARGETS. THE HIGH COST OF HOUSING AND THE LACK OF SUFFICIENT RESOURCES TO BUILD AFFORDABLE HOUSING ARE MAJOR FACTORS IN THIS FAILURE TO REACH THE TARGETS THAT WE SEE IN THE FIFTH CYCLE. NEXT SLIDE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

PLEASE. MEETING OUR SIXTH CYCLE RHNA TARGETS WILL PROVE MORE CHALLENGING AT EVERY SINGLE LEVEL. THE 441,000 HOMES NEEDED FOR THE BAY AREA IS 235% OF WHAT THE FIFTH CYCLE TARGET WAS. AND THE HIGH-LEVEL OF AFFORDABLE HOMES NEEDED IS ESPECIALLY DAUNTING. TO MEET THESE NEW GOALS AND TO FULFILL ITS MISSION, BAHFA, THE CITIES, THE COUNTIES, THE ENTIRE HOUSING INDUSTRY HAS TO BUILD SIGNIFICANTLY MORE UNITS AND TO DO THAT WE HAVE TO CHANGE THE WAY THAT WE'RE DOING THINGS NOW. NEXT SLIDE. AS I STATED, ONE ISSUE THAT MAKES OUR GOALS ESPECIALLY DIFFICULT IS THE HIGH COST TO BUILD IN THE BAY AREA. THE DEVELOPMENT COST YOU SEE COME, AGAIN, FROM THE PROJECTS THAT WE ANALYZED BETWEEN 2021 AND 2023 THAT GOT SIDLAC AWARDS. WE KNOW THAT LOCALLY FINISHED PROJECTS COST SIGNIFICANTLY MORE THAN PROJECTS THAT DO NOT USE LOCAL FUNDS AND USUALLY DON'T PAY PREVAILING WAGES. THE COST OF THOSE PROJECTS FUNDED BETWEEN 2021 AND '23, IN THE SECOND COLUMN, THOSE THAT DID NOT TAKE LOCAL FUNDS IS IN THE THIRD COLUMN, AND THE DIFFERENCE BETWEEN THOSE DEVELOPMENT TYPES IN EACH COUNTY IS SHOWN IN THE LAST COLUMN. THESE COST DIFFERENCES TELL US THAT MUCH MORE IS GOING ON BEYOND JUST THE PAYMENT OF PREVAILING WAGES. THIS INFORMATION GIVES US AN OPPORTUNITY TO WORK TOGETHER TO UNDERSTAND EXACTLY WHAT IS GOING ON, WHAT ARE NON-ESSENTIAL REGULATORY REQUIREMENTS THAT WE COULD REDUCE, HOW COULD WE WORK TOGETHER TO BETTER EXPEDITE FINANCING AT THE LOCAL LEVEL TO FINANCE MORE EFFICIENTLY OUR PROJECTS, TO MOVE FASTER,

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

THAT'S THE BEST WAY TO SAVE MONEY ON AFFORDABLE HOUSING DEVELOPMENT, TO PRIORITIZE PROJECTS THAT CAN USE STREAMLINING LEGISLATION SO THAT THEY DON'T WAIT YEARS FOR ENTITLEMENT, AND FACE THOSE YEARS OF COST ESCALATIONS WHICH BRING US INTO THAT $900,000 RANGE. AND WE CAN PRIORITIZE REFOCUSING ON OUR DESIGN STANDARDS WITH THE GOAL OF BUILDING SAFE, DECENT, AND COST EFFECTIVE HOUSING. ALL OF THIS TAKES MORE RESEARCH BUT WE KNOW THAT THERE IS SIGNIFICANT OPPORTUNITY IN THIS DATA TO WORK TOGETHER TO HELP BRING COST DOWN SO THAT WE CAN USE OUR PRECIOUS RESOURCES TO BUILD MORE. NEXT SLIDE. THE COST TRENDS ARE WORSENING, BUT WITH A SUCCESSFUL BOND WE'RE GOING TO HAVE THE RESOURCES WE NEED TO START IMPLEMENTING THIS BETTER FINANCING SYSTEM AND THESE DEVELOPMENT STRATEGIES THAT CAN HELP US REVERSE THIS TREND. NEXT SLIDE. SO, TO SUMMARIZE, WE KNOW THAT A SIGNIFICANT PORTION OF TAX CREDIT FUNDED HOUSING BUILT NOW APPLYING ZERO LABOR STANDARDS AND IN THIS SETTING WORKERS CAN BE VULNERABLE. BUT WE ALSO KNOW THAT ESTABLISHING RIGID AND RESTRICTIVE STANDARDS ALONG WITH OTHER REGULATORY BURDENS CAN DRIVE COSTS UP AND THAT WILL MAKE IT VERY DIFFICULT TO REACH OUR GOALS. WE HAVE THE OPPORTUNITY, WITH OUR REGIONAL HOUSING BOND, TO EXPAND WORKER PROTECTIONS, CREATE MORE JOBS, AND BUILD THE HOUSING THAT WE NEED. SO, CREATING A BALANCED AND INCLUSIVE LABOR STANDARD THAT CAN WORK IN EVERY COUNTY IS CRITICAL TO ACHIEVING OUR VISION AND CREATING THE SYSTEMS CHANGE THAT WILL BE NECESSARY TO MEET

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

THESE RHNA TARGETS AND OUR OVERALL HOUSING GOALS. NEXT SLIDE. NEXT STEP TIMELINE WE'RE GOING TO CONTINUE THE DISCUSSIONS WITH LABOR REPRESENTATIVES AND OTHER STAKEHOLDERS WE WILL BE HAVING AN INFORMATIONAL MEETING IN MARCH FOR THE ABAG EXECUTIVE BOARD. WE HOPE THAT ALL THE BOARD MEMBERS CAN MAKE IT. IN APRIL WE'LL BE RETURNING TO YOU ON APRIL 10TH WITH WRITTEN RECOMMENDATIONS ON LABOR STANDARDS AND AT THE END OF THE MONTH IN APRIL, THE ABAG EXECUTIVE BOARD WILL HAVE BEFORE IT SOME REALLY CRITICAL DECISIONS MOVING FORWARD OUR BUSINESS PLAN, OUR EXPENDITURE PLAN WITH LABOR STANDARDS AND THE INITIATING RESOLUTION FOR THE BOND MEASURE. THEN WE HAVE A REQUIRED INFORMATIONAL MEETING AT THE BAHFA BOARD IN MAY, WITH THE FINAL VOTE ON THE BOND MEASURE. ADVANCING IT TO THE NOVEMBER BALLOT IN JUNE. AND THAT CONCLUDES MY PRESENTATION, AND WE LOOK FORWARD TO THE DISCUSSION. THANK YOU.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: ALL RIGHT. MISS HARTLEY, THANK YOU VERY MUCH. I'M GOING TO TURN IT OVER TO CHAIR ROMERO WHO I BELIEVE NOW HAS ESTABLISHED PROPER QUORUM WITH ALL THE LOCATIONS PROPERLY NOTICED.

CHAIR, CARLOS ROMERO, ABAG HC: THAT IS CORRECT. AND I WILL FLY THROUGH THIS. LET'S SEE. WILL THE CLERK PLEASE CALL ROLL CALL FOR THE ABAG HOUSING COMMITTEE, PLEASE?

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: YES, SIR. MAYOR ARREGUIN?

CHAIR, CARLOS ROMERO, ABAG HC: HERE.

CLERK OF THE BOARD: COUNCILMEMBER FORTUNATO-BAS?

NIKKI FORTUNATO-BAS: HERE.

CLERK OF THE BOARD: ECKLUND?

PAT ECKLUND: PRESENT.

CLERK OF THE BOARD: FIFE?

SPEAKER: PRESENT.

CLERK OF THE BOARD: FLIGOR?

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

CLERK OF THE BOARD: MOTOYAMA? RABBITT IS ABSENT. RAMOS?

BELIA RAMOS: HERE.

CLERK OF THE BOARD: THANK YOU. COUNCIL MEMBER ROMERO?

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CHAIR, CARLOS ROMERO, ABAG HC: PRESENT.

CLERK OF THE BOARD: TIEDEMANN?

AARON TIEDEMANN: HERE.

CLERK OF THE BOARD: MAYOR WILLIAMS IS ON ZOOM BUT IS NOT AT A TELECONFERENCE LOCATION. QUORUM IS PRESENT.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. WILL YOU PLEASE GIVE THE ABAG HOUSING COMPENSATION ANNOUNCEMENT?

CLERK OF THE BOARD: 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, CARLOS ROMERO, ABAG HC: THANK YOU. OUR LAST ITEM IS WE HAVE ONE CONSENT CALENDAR ITEM. APPROVAL OF THE ABAG HOUSING COMMITTEE MINUTES FOR FEBRUARY 14TH. WHAT IS THE ABAG COMMITTEE ASK -- PREFERENCE WITH THIS?

SPEAKER: I'LL MOVE CONSENT.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CHAIR, CARLOS ROMERO, ABAG HC: DO WE HAVE A SECOND?

BELIA RAMOS: SECOND, RAMOS.

CHAIR, CARLOS ROMERO, ABAG HC: MOTION AND SECOND. DO WE HAVE ANY COMMENTERS?

CLERK OF THE BOARD: THERE ARE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT, AND IN THE ATTENDEE SPACE, I SEE TWO HANDS RAISED. I CAN CALL TO ASK WHETHER THEY ARE ON THIS ITEM.

CHAIR, CARLOS ROMERO, ABAG HC: I THINK SO, YES.

CLERK OF THE BOARD: JOE MADICAL, ARE YOU SPEAKING ON THE ABAG HOUSING COMMITTEE CONSENT CALENDAR?

SPEAKER: YES, I AM.

CLERK OF THE BOARD: OKAY. GO AHEAD, PLEASE. WHAT IS THE TIME LIMIT, PLEASE?

CHAIR, CARLOS ROMERO, ABAG HC: LET'S DO ONE MINUTE ON THIS [INDISCERNIBLE]

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: I'M SORRY?

CHAIR, CARLOS ROMERO, ABAG HC: ONE MINUTE IS FINE.

CLERK OF THE BOARD: ONE MINUTE, YES. ONE MOMENT PLEASE.

SPEAKER: I CAN BEAT ONE MINUTE.

CLERK OF THE BOARD: THIS IS THE ON THE ABAG HOUSING COMMITTEE CONSENT CALENDAR. GO AHEAD PLEASE. ONE MINUTE.

SPEAKER: YES. GOOD AFTERNOON COMMITTEE MEMBERS. MY NAME IS JOE MADICAL WITH TEAMSTERS LOCAL 665. THANKS FOR HELPING TO PROVIDE SAFE AFFORDABLE HOUSING AND GOOD JOBS FOR BAY AREA RESIDENTS. ANY BALLOT MEASURE THAT YOU APPROVE --

CHAIR, CARLOS ROMERO, ABAG HC: I'M SORRY. THIS MAY NOT BE -- THIS IS PROBABLY APPROPRIATE FOR THE NEXT ITEM. THIS IS THE CONSENT CALENDAR. SO, COULD WE -- IF YOU WOULD PLEASE HOLD OFF UNTIL WE GET TO PUBLIC COMMENT.

SPEAKER: I THOUGHT WE WERE TALKING -- OKAY.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CHAIR, CARLOS ROMERO, ABAG HC: I'M SORRY FOR THE CONFUSION. THANK YOU. AND HOLD ON.

CLERK OF THE BOARD: IF I CAN ASK THE NAPA SOLANO COUNTY LAB, IF YOU ARE SPEAKING ON THE ABAG HOUSING COMMITTEE CONSENT OR ON THE BAHFA ITEM? THERE ARE NO HAND RAISED FOR PUBLIC COMMENT ON THIS ITEM

CHAIR, CARLOS ROMERO, ABAG HC: CALL THE MOTION.

CLERK OF THE BOARD: ARREGUIN?

JESSE ARREGUIN: YES.

CLERK OF THE BOARD: BAS?

NIKKI FORTUNATO-BAS: YES.

CLERK OF THE BOARD: ECKLUND?

PAT ECKLUND: AYE.

CLERK OF THE BOARD: THANK YOU. FIFE?

SPEAKER: YES.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: FLIGOR?

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

CLERK OF THE BOARD: MOTOYAMA?

LISA MOTOYAMA: YES.

CLERK OF THE BOARD: ORTIZ?

JULIETH ORTIZ: AYE.

CLERK OF THE BOARD: SUPERVISOR RABBITT? IS ABSENT. SUPERVISOR RAMOS?

BELIA RAMOS: YES.

CLERK OF THE BOARD: ROMERO?

CHAIR, CARLOS ROMERO, ABAG HC: YES.

CLERK OF THE BOARD: TIEDEMANN?

AARON TIEDEMANN: YES.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: SUPERVISOR WILLIAMS IS NOT AT A TELECONFERENCE LOCATION. MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

CHAIR, CARLOS ROMERO, ABAG HC: BACK TO CHAIR PEDROZA.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU VERY MUCH. WE'RE GOING TO PROCEED TO QUESTIONS FROM COMMISSIONERS AND MEMBERS. YOU DON'T ALL HAVE TO JUMP OUT AT ONE TIME. I KNOW THERE ARE MEMBERS OF THE PUBLIC. IF I DON'T SEE ANY LET'S GO TO MEMBERS OF THE PUBLIC THEN COME BACK TO THE BOARD. LET'S START WITH THOSE HERE IN-PERSON. BECAUSE I APPRECIATE THEM COMING IN. LET'S PROCEED WITH THAT THEN GO TO THE VIRTUAL ROOM AS WELL.

CLERK OF THE BOARD: AS I CALL YOU PLEASE LINE UP AT THE PODIUM. ANTHONY MODEL FOLLOWED BY RON BROWN.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: AND HOW MANY -- BEFORE WE DO THAT, HOW MANY SPEAKERS DO WE HAVE?

CLERK OF THE BOARD: WE HAVE 11 AND 2 -- THREE, AND COUNTING, IN THE ZOOM.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: ONE MINUTE, PLEASE.

CLERK OF THE BOARD: THANK YOU. ONE MOMENT PLEASE. ANTHONY MADDEN?

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: AND AS WE DO I JUST WANT TO REMIND MEMBERS OF THE PUBLIC, YOU CAN ALWAYS COMMUNICATE WITH THE BOARD THROUGH E-MAIL AND THROUGH MULTIPLE OTHER FORMS THAT WE HAVE SO JUST WANT TO ACKNOWLEDGE THAT. THANK YOU.

SPEAKER: I'M ANTHONY MADDEN. I'M FROM THE HOMELESS JUSTICE LEAGUE FROM ST. MARY'S. AND HOW DID I GET IN THIS? MY PLACE CAUGHT ON FIRE, AND I DID HAVE A WAY TO GET OUT. SO, I WENT TO JUSTICE LEAGUE AT ST. MARYS, AND THEY HELPED US GET OUT OF THIS, BUT WE DO NEED IT, AND WE GOT TO HAVE IT, BECAUSE THERE IS A LOT OF PEOPLE THAT ARE HOMELESS RIGHT NOW AND THAT PUT ME OUT OF WORK TOO, WHEN MY PLACE CAUGHT FIRE, BECAUSE I LOST EVERYTHING. SO, THAT'S THE WAY IT IS, AND THAT'S THE WAY IT'S GOING TO BE. SO, IT'S MY FIRST TIME SPEAKING. SO, EXCUSE ME A LITTLE BIT (LAUGHTER) BUT, THAT'S, YOU KNOW, WE -- WE'RE GLAD TO YOU HAVE GUYS HERE TO HELP US. SO, THAT'S WHAT WE NEED. OKAY?

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: YOU DID GREAT. AND WELCOME.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

SPEAKER: PARDON?

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: YOU DID GREAT. AND WELCOME.

SPEAKER: THANK YOU.

CLERK OF THE BOARD: OUR NEXT SPEAKER IS RON BROWN FOLLOWED BY KEITH.

SPEAKER: GOOD AFTERNOON MY NAME IS RON BROWN. I AM A MEMBER OF THE MARIN ORGANIZING COMMITTEE A COALITION OF 24 SYNAGOGUES AND OTHER NON-PROFIT INSTITUTIONS THAT ARE PART OF THE BAY AREA HOUSING FOR ALL COALITION THAT ARE HERE TO PROVIDE SUPPORT FOR THE BAHFA BOND MEASURE SUPPORT MOVING THE PLAN FORWARD WITH STRONG LANGUAGE LABOR STANDARDS IN THE MEASURE WE STRONGLY ENCOURAGE STAFF OUR FRIENDS AND LABOR MOVEMENT COMMISSIONERS AND ABAG MEMBERS TO MOVE QUICKLY TO AN AGREEMENT ON THE FINAL PLAN ORGANIZING COMMITTEE BEGINNING INTENSIVE PROGRAM TO EDUCATE THE 16,000 MEMBERS OF OUR INSTITUTIONS, AND APPROPRIATE TO CARRY OUT THE CAMPAIGN TO ENSURE WE GET AS MANY MARIN VOTES TO THE POLLS AS POSSIBLE. MEMBERS OF ELECTION WILL ARRIVE ALL TOO SOON THE BOND MEASURE WILL REQUIRE ALL OF US TO

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

BE ON BOARD TO MOVE FORWARD AS EXPEDITIOUSLY AS POSSIBLE. THANK YOU FOR YOUR TIME.

CLERK OF THE BOARD: THANK YOU. KEITH FOLLOWED BY ANNE BADLY.

SPEAKER: HELLO EVERYONE MY NAME IS KEITH, I'M THE PRESIDENT OF COUNCIL OF ELDERS AT ST. MARY'S CENTER IN OAK AND I'M HERE TO SUPPORT THE REGIONAL HOUSING BOND AND ASK YOU TO SOFTEN YOUR HEART AND YOURSELF IN POSITION OF A SENIOR ON FIXED INCOME AND IMAGINE GETTING $1,228 A MONTH BUT YOUR RENT IS 1600 SO YOU SEE IT'S IMPOSSIBLE FOR A SENIOR ON FIXED INCOME TO LIVE A HEALTHY NORMAL PRODUCTIVE LIFESTYLE WITHOUT SOME TYPE OF SUBSIDY OR SECTION EIGHT VOUCHER SO DON'T DO IT JUST FOR ME DO IT FOR YOURSELF LIVING ON FIXED ITEM MY NAME IS KEITH AND THANK YOU FOR YOUR TIME.

CLERK OF THE BOARD: NEXT UP IS ANNE BRADLEY FOLLOWED BY KEITH BROWN.

SPEAKER: GOOD AFTERNOON AND THANK YOU FOR ALLOWING US TO PARTICIPATE TODAY. MY NAME IS ANNE BRADLEY. I AM VICE PRESIDENT ON THE COUNCIL OF ELDERS AT ST. MARY'S CENTER I'M ALSO ON THE STEERING COMMITTEE FOR THE RESIDENTS UNITED NETWORK. WE WORK TO GET LEGISLATION PASSED STATEWIDE TO HELP THE HOMELESS INCLUDING NEW HOUSING CONSTRUCTION. HOUSING IS A

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

HUMAN RIGHT. AND I THINK WE NEED TO KEEP THE HOMELESS AT THE CENTER OF THIS BILL. I LIVE IN AFFORDABLE HOUSING. THANKFULLY I LIVE IN A PROJECT BASED VOUCHER BUILDING, SO I PAY 30% OF MY INCOME, NOT 30% OF AMI. THE AMI IN OAKLAND IS $158,000. THAT'S A LOT OF MONEY. WHAT WE'RE ASKING YOU TO DO TODAY IS, INSTEAD OF GIVING MONEY TO THE ZERO TO 50% GROUP OF AMI, WE WANT YOU TO DROP THAT TO 22% OF AMI, WHICH AMOUNTS TO ABOUT $35,000 A YEAR. PEOPLE WHO MAKE 50% OF AMI CAN AFFORD A ONE BEDROOM APARTMENT. THEY CAN ALSO AFFORD FOOD TO PUT ON THE TABLE. SO, PLEASE HELP THE ACUTELY LOW-INCOME. THAT'S WHO IS AT THE HEART OF THE MATTER HERE, AND HOMELESSNESS.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU.

SPEAKER: THANK YOU.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU.

CLERK OF THE BOARD: OUR NEXT SPEAKER IS KEITH BROWN FOLLOWED BY SYBIL CARPENTER WILL GOOD AFTERNOON I'M KEITH BROWN AND I REPRESENT 135,000 WORK NURSE ALAMEDA COUNTY AS EXECUTIVE SECRETARY TREASURER OF THE ALAMEDA LABOR COUNCIL. THANK YOU COMMISSIONERS AND STAFF FOR THE PRESENTATION AND I ALSO THANK YOU FOR THE WORK YOU'RE ALL DOING TO SOLVE THE URGENT AND COMPLEX ISSUES THAT WE HAVE TO PROVIDE SAFE, AFFORDABLE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

HOUSING, AND GOOD JOBS FOR THE RESIDENTS OF THE BAY AREA. AND THIS IS VERY IMPORTANT WORK, AND VITAL FOR WORKING FAMILIES IN OUR REGION. AND I'M HERE REPRESENTING LABOR JUST TO STATE THAT IT'S IMPORTANT THAT THE BOND MEASURE HAS STRONG LABOR STANDARDS THAT APPLIES TO ALL OF THE BOND REVENUE, JUST -- NOT JUST SOME, AND, ALSO, THAT IS IMPORTANT FOR CONSENSUS OF ALL STAKEHOLDERS TO IDENTIFY ONE LABOR STANDARD TO GUIDE THE SUCCESS OF OUR MEASURE, LABOR WE'RE GOING TO BE THROWING DOWN AND MAKING SURE.

CLERK OF THE BOARD: TIME.

SPEAKER: -- MAKING SURE THAT THIS IS SUPPORTED. BUT WE DEFINITELY NEED TO BE A PART OF THE TABLE AND THE DISCUSSIONS. THANK YOU.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS SYBIL CARPENTER, FOLLOWED BY IRVING. SYBIL CARPENTER.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: IF YOU CAN A FEW OTHERS SO THEY CAN GET READY.

CLERK OF THE BOARD: FOLLOWED BY IRVING AND GITA RAO.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU, MR. CASTRO.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

SPEAKER: GOOD AFTERNOON EVERYONE HERE. IT IS A PRIVILEGE TO COME BEFORE YOU TO SPEAK. BUT MY WORDS MAY NOT BE AS SUNNY AS YOU WANT TO HEAR. I DON'T REALLY BELIEVE AFFORDABLE HOUSING IS WORKING. BECAUSE THERE NEEDS TO BE A LARGE AMOUNT OF ACCOUNTABILITY ON HOW IT IS RUN, AND THAT IT HAS -- I HAVE NEVER BEEN IMPACTED AS NEGATIVELY AS I'M BEING IMPACTED NOW. I HAVE REACHED OUT TO COUNCILMAN FIFE, KAPLAN, AND THE MAYOR. NO RESPONSE. SO, IN THEORY, AFFORDABLE HOUSING IS A NICE PREMISE, BUT IN REALITY, IT CAN BE VERY, VERY DIFFICULT FOR THE PEOPLE WHO HAVE TO ACTUALLY LIVE THERE, AND THE PEOPLE WHO WANT TO RUN IT THE WAY THEY FEEL IT SHOULD BE RUN. THANK YOU.

CLERK OF THE BOARD: THANK YOU. IRVING FOLLOWED BY SCOTT LITTLEHALE THEN DAVINA.

SPEAKER: THANK YOU FOR THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. MY NAME IS IRVING TORRES. I'M WITH ALL HOME. ALL HOME IS A REGIONAL ORGANIZATION THAT IS ADVANCING THE REGIONAL SOLUTIONS THAT DISRUPT THE CYCLES OF HOMELESSNESS AND POVERTY AROUND HERE IN THE BAY AREA, WE'RE A PROUD MEMBER OF THE BAY AREA HOUSING FOR ALL COALITION AND WE'RE HERE IN STRONG SUPPORT FOR THE BAHFA BOND, REGIONAL BOND MEASURE. WE SUPPORT MOVING THE MEASURE FORWARD, AND WE SUPPORT THE LABOR STANDARDS IN THE MEASURE. AND WE ENCOURAGE STAFF, FRIENDS AND LABOR AND

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

COMMISSIONERS AT ABAG MEMBERS TO MOVE SWIFTLY TO COME TO A COLLECTIVE AGREEMENT GETTING THIS MEASURE ACROSS THE FINISH LINE AND TAKE WE IF WE'RE GOING TO BE SUCCESSFUL. I WANT TO THANK YOU FOR THE OPPORTUNITY. THANK YOU FOR YOUR TIME.

CLERK OF THE BOARD: NEXT SPEAKER IS SCOTT LITTLEHALE FOLLOWED BY DAVINA FROM EAST BAY HOUSING ORGANIZATION THEN NOELANI GREENBELT ALLIANCE.

SPEAKER: GOOD AFTERNOON MY NAME IS SCOTT LITTLEHALE. I'M EXECUTIVE RESEARCH ANALYST AT NORCAL CARPENTERS UNION. I'M PLEASED TO BE HERE ON BEHALF OF 37,000 MEMBERS, 2/3 OF WHOM RESIDE IN CENSUS TRACT COMMUNITIES THAT ARE EITHER DISADVANTAGED OR LOW-INCOME AND WHAT I'M HEARING IN THE PRESENTATION TODAY IS HOPE WE'RE CONVERGING UPON THE THREE BASIC POLICY PRINCIPLES TO GO OUT AND BUILD HOUSING AND PROTECT AND UPLIFT ALL OF THE WORKERS THAT ARE BUILDING THE HOUSING PROVIDE LEVEL HIGH COMPETITIVE PLAYING FIELD UPON WHICH UNIONS CAN GO OUT AND DO THEIR JOB AND GO OUT AND ORGANIZE CONTRACTORS THAT ARE BUILDING THAT HOUSING I DRAW YOUR ATTENTION TO THE LETTER IN YOUR PACKETS, ONE OF THE LABOR STANDARDS THAT WE TALKED ABOUT IN THE LETTER, WERE SPONSORED BY AN ORGANIZATION OF NON-PROFIT HOUSING ORGANIZATIONS AND ADVOCATES. THANK YOU FOR YOUR TIME I'LL BE HAPPY TO TAKE ANY QUESTIONS THAT YOU MAY HAVE.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: THANK YOU. NEXT SPEAKER IS DAVINA FOLLOWED BY NOELANI.

SPEAKER: HELLO MY NAME IS DAVINA HERE TODAY ON BEHALF OF EAST BAY HOUSING ORGANIZATIONS A PROUD MEMBER OF BAY AREA HOUSING FOR ALL COALITION TODAY I'M EXPRESSING SUPPORT OF THE BAHFA BOND SUPPORTING OUR VITAL HOUSING NEEDS IN THE BAY AREA MUST BE DONE IN SWIFT UNNECESSARY CONSIDERATION TO LABOR STANDARDS WE URGE ALL INVOLVED TO MOVE IN URGENCY AND HASTE TOWARDS COLLECTIVE AGREEMENT AND WHERE WE'RE UNITED WE WILL ACHIEVE HOUSING JUSTICE FOR ALL. THANK YOU.

CLERK OF THE BOARD: NEXT SPEAKER IS NOELANI, FOLLOWED BY KEN CHAN AND CHARLES LAVERY.

SPEAKER: GOOD AFTERNOON COMMISSIONERS NOELANI HERE ON BEHALF OF GREENBELT ALLIANCE IN STRONG ASSIST OF THE BAHFA BOND, THE BOND IS CRITICAL FOR OUR REGION NOT JUST FOR AN AFFORDABLE HOUSING POINT BUT ENVIRONMENTAL PERSPECTIVE AS WELL, ACCELERATING CONSTRUCTION OF AFFORDABLE INFILL IN HOUSING IN EXISTING CITY WILL LOWER VMT AND GHG ALLOWING US TO PRESERVE OPEN SPACE AND LAND GROWING THE REGION THAT BENEFITS ALL REPORTS PROTECT THE PLANET FOR GENERATIONS TO COME. THANK YOU.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: KEN CHAN, FOLLOWED BY CHARLES LAVERY THEN BILL BARNES. KEN CHAN, ONE MINUTE.

SPEAKER: GOOD AFTERNOON COMMITTEE MEMBERS, MY NAME IS KEN CHAN, AND I'M THE SENIOR ORGANIZER WITH THE HOUSING LEADERSHIP COUNCIL OF SAN MATEO COUNTY. WE WORK WITH COMMUNITIES AND LEADERS TO PRODUCE QUALITY AFFORDABLE HOMES. ON BEHALF OF HLC AND AS A MEMBER OF THE BAY AREA HOUSING FOR ALL COALITION, I'M EXPRESSING SUPPORT FOR THE REGIONAL HOUSING MEASURE AND INCLUSION OF THE LABOR STANDARDS. I WOULD LIKE TO HIGHLIGHT THE WORLD IS CHANGING RAPIDLY AND WE ARE FACING COMPLEX CHALLENGES, FAR TOO MANY OF YOUR COMMUNITY MEMBERS ARE STILL IN NEED OF STABLE AFFORDABLE PLACE TO CALL HOME TO ADDRESS IT WE NEED OUR HOUSING SYSTEMS TO OPERATE BETTER. YOU CAN HELP YOUR COMMUNITY BY MAKING INVESTMENTS IN SECURING AND FUNDING CREATING PRESERVING AFFORDABLE HOMES FOR YOUR MOST VULNERABLE RESIDENTS AND THE REGIONAL HOUSING BOND IS A GOOD STEP IN THE RIGHT DIRECTION THIS IS YOUR OPPORTUNITY TO MAKE AN IMPACT HOW YOU CHOOSE TO RESPOND IN THIS MOMENT MATTERS.

CLERK OF THE BOARD: TIME.

SPEAKER: WE ENCOURAGE TO YOU MOVE THIS MEASURE FORWARD AND INCLUSION OF THE LABOR STANDARDS.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: NEXT SPEAKER IS CHARLES LAVERY FOLLOWED BY BILL BARNS.

SPEAKER: THANK YOU COMMISSIONERS, FOR YOUR CIVIC SERVICE, CHARLIE LAVERY WITH OPERATING ENGINEERS UNION. THANK YOU KATE FOR MAKING OUTREACH TO LABOR AND THE ROBUST CONVERSATIONS YOU'RE HAVING THERE, WOULD ENCOURAGE YOU TO CONTINUE THOSE. IT'S GREAT TO SEE A HOLISTIC APPROACH TO THIS AND ADDRESSING SOME OF THE UNDERLYING CAUSES OF HOMELESSNESS, PROVIDING LIVING WAGE JOBS FOR WORKERS AND WORK PROTECTIONS. I THINK IT'S ESSENTIAL, AND IT'S AN OPPORTUNITY TO MAKE SOME STRUCTURAL CHANGES THAT ADDRESS THOSE DEFICIENCIES IN OUR SYSTEM. SO, THANK YOU, ALL.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS BILL BARNS. ONE MINUTE PLEASE

SPEAKER: BILL BARNS FROM MPH NON-PROFIT HOUSING IN NORTHERN CALIFORNIA SUPPORTING THE EFFORT TO GET THE BOND TO THE BALLOT PULLING OUT ALL THE STOPS TO MAKE SURE IT'S ENACTED WE HAVE BEEN IF CONVERSATIONS WITH LABOR AND OFFICE STAFF HAPPY TO CONTINUE OPEN-MINDED COLLABORATIVE DISCUSSION ABOUT THOSE TOPICS, WITH DIVERSE COMMUNITIES AND WORKFORCE, MEETING STANDARDS AS IT RELATES TO LEADERSHIP, WE BELIEVE WE CAN FIND A SOLUTION THAT IMPOSES LABOR STANDARDS AND INVOLVES

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

UNIQUENESS OF ALL LOCAL COMMUNITIES SO WE CAN HAVE STANDARDS THAT CAN BE MET. IN CLOSING, WE WANT TO MAKE SURE WE'RE COST EFFECTIVE AND THOUGHTFUL AND MAKE SURE WE MEET STANDARDS THE REGION EXPECTS. THANK YOU.

CLERK OF THE BOARD: THANK YOU. THERE ARE NO OTHER PUBLIC SPEAKERS IN THE BOARDROOM, CHAIR PEDROZA, BUT THERE ARE 18 -- 21 IN THE ZOOM SPACE FOR PUBLIC COMMENT. AND I CAN CALL THEM IN TURN.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: WE'RE GOING TO GO AHEAD AND START NOW.

CLERK OF THE BOARD: FIRST SPEAKER IS VIVIAN WONG. GO AHEAD. ONE MINUTE.

SPEAKER: THANK YOU. CAN YOU HEAR ME ALL RIGHT.

CLERK OF THE BOARD: YES. GO AHEAD, PLEASE.

SPEAKER: VIVIAN WONG CEO OF ABODE SERVICES, WE PROVIDE HOUSING SERVICES FOR FOLKS EXPERIENCING HOMELESSNESS IN SEVEN BAY AREA COUNTIES SUPPORTING MORE THAN 15,000 PEOPLE WHO HAVE EXPERIENCED HOMELESSNESS EACH YEAR. WE ARE IN STRONG SUPPORT OF THE REGIONAL BOND, BUT IMPLORE YOU THAT TO ENSURE THAT WE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

HAVE SET ASIDE FOR THE VERY LOWEST INCOME LEVELS OF ZERO TO 20%, KATE MENTIONED AND WE ALL KNOW THAT IT'S THE INTENTION OF THIS BOND TO IMPACT HOMELESSNESS BUT THAT'S NOT GOING TO HAPPEN UNLESS WE TARGET AT LOWER LEVELS. WE KNOW WE'RE WORRIED ABOUT SUBSIDY, BUT UNLESS WE TARGET IT, IT WILL NOT GET BUILT AT THE LOWEST LEVEL. I IMPLORE YOU TO LOOK AT ENSURING THAT THE BOND ACTUALLY MEETS THE NEED FOR THE GREATEST AT-RISK. THANK YOU.

CLERK OF THE BOARD: THANK YOU. NEXT SPEAKER IS GRECIA. ONE MINUTE.

SPEAKER: GOOD AFTERNOON MY NAME IS GRECIA, I'M THE POLICY HOUSING MANAGER FOR TRANSFORM HERE IN SUPPORT OF THE BAHFA BOND SUPPORT THE MEASURE FORWARD AND LABOR STANDARDS. DURING THE PANDEMIC I WAS PART OF A WAVE OF WOMEN WHO HAD TO LEAVE THE WORKFORCE, DURING THIS TIME MY HUSBAND'S UNION AND THE PROTECTIONS AFFORDED, KEPT US AFLOAT. HOWEVER I EXPERIENCED HOUSING INSECURITY AS A CHILD SOMETHING NO CHILD SHOULD EXPERIENCE BUT MANY CONTINUE TO RIGHT NOW IN THE BAY AREA. I KNOW FIRST HAPPENED HOW IMPORTANT THOSE THINGS ARE THAT WE'RE TALKING ABOUT TODAY AND IT'S CRITICAL THAT ALL DECISION MAKERS INVOLVED MOVE QUICKLY TO COME TO COLLECTIVE AGREEMENT BECAUSE WE ALL HAVE WAITED LONG ENOUGH. LET'S GET THIS DONE AND GET THE MEASURE ON THE BALLOT THIS NOVEMBER. THANK YOU.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS KIMBERLY TAVAGLIONE. GO AHEAD PLEASE. ONE MINUTE. KIMBERLY? IF YOU CAN UNMUTE PLEASE? ALL RIGHT. OUR NEXT SPEAKER IS BART SAN MATEO COUNTY BCTC. GO AHEAD PLEASE. ONE MINUTE.

SPEAKER: THANK YOU. MY NAME IS BART PANTOLA, I AM THE SECRETARY TREASURER OF THE SAN MATEO COUNTY BUILDING AND CONSTRUCTION TRADES COUNCIL REPRESENTING $10,000 500 MEN AND WOMEN LIVING AND WORKING IN THE CONSTRUCTION INDUSTRY OF THIS COUNTY I WANT TO EXPRESS THE SUPPORT FOR COMMENTS MADE BY FELLOW REPRESENTATIVES OF LABOR I WANT TO THANK YOU FOR HELPING TO SOLVE THIS COMPLEX AND URGENT ISSUE OF PROVIDING SAFE AFFORDABLE HOUSING AND GOOD JOBS FOR BAY AREA RESIDENTS. AS ANY BALLOT MEASURE APPROVED MUST INCLUDE STRONG LABOR STANDARDS THAT APPLY TO ALL BOND REVENUE NOT JUST SOME. AND FINALLY, DID YOU KNOW THAT IN THE RECENTLY RELEASED INDEPENDENT 20 YEAR STUDY THAT 100% UNION CONSTRUCTION PROJECT VERSUS NON-UNION CONSTRUCTION PROJECT HAS AVERAGED SAVINGS OF 4% TO BE CLEAR AVERAGE UNION CONSTRUCTION HAS SAVED MONEY. THANK YOU.

CLERK OF THE BOARD: NEXT SPEAKER IS GREG HARDIMAN.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

SPEAKER: GOOD AFTERNOON GREG, BUSINESS REP RECORDING SECRETARY FOR THE ELEVATOR CONSTRUCTORS LOCAL EIGHT SAN FRANCISCO ECHO LABOR COUNCIL'S BUILDING TRADES UNION WORKERS AND FAMILIES ACROSS THE BAY AREA THANK YOU EVERYONE FOR WORKING TOGETHER TO PROVIDE A SAFE AFFORDABLE AND GOOD JOBS FOR THE BAY AREA RESIDENTS RESPECTFUL OF ASK THAT THE BALLOT MEASURE APPROVED MUST INCLUDE STRONG LABOR STANDARDS TO APPLY ALL BOND MEASURES NOT JUST -- AND ALSO NEEDS TO BE IN CONSENSUS WITH THE STAKEHOLDERS OF ONE STANDARD VITAL FOR OUR SUCCESS. LASTLY LABOR UNIONS AND THEIR MEMBERS ARE LOCAL TAXPAYERS AND VOTERS WILL DETERMINE THE SUCCESS OF THE BOND CAMPAIGN OF THE BALLOT BOX LET'S ENSURE THAT THOSE FOLKS GETTING HIRED TO CONSTRUCT THOSE BUILDINGS ARE GETTING A FAMILY SUSTAINING WAGE. THANK YOU VERY MUCH.

CLERK OF THE BOARD: NEXT SPEAKER IS MONICA STRAUSS.

SPEAKER: GOOD AFTERNOON I'M SPEAKING ON BEHALF OF UNITED WAY BAY AREA JOINING PARTNERS IN SUPPORT OF MOVING THIS MEASURE FORWARD AND ARE ALSO IN STRONG SUPPORT OF INCORPORATING SIGNIFICANT LABOR STANDARDS INTO THIS MEASURE. WE APPRECIATE ALL THE EFFORT THAT STAFF, COMMISSIONERS, AND ABAG MEMBERS AND PARTNER IN LABOR PUT INTO THE CONVERSATION SO FAR AND WE LOOK FORWARD TO COLLECTIVE AGREEMENT SOON. THANK YOU VERY MUCH FUR YOUR TIME AND YOUR PARTNERSHIP.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS RUDY GONZALEZ. ONE MINUTE PLEASE.

SPEAKER: THANK YOU FOR THE OPPORTUNITY TO ADDRESS THE BOARD. RUDY GONZALEZ, SAN FRANCISCO BUILDING TRADES I REPRESENT THE CONSTRUCTION CRAFTS IN SAN FRANCISCO PROPER. LOOK, I WON'T REPEAT EXACTLY WHAT EVERYBODY ELSE SAID. I THINK THAT FUNDAMENTALLY WHAT WE'RE TRYING TO WORK THROUGH HERE IS, ARE THERE EXISTING STANDARDS THAT CAN BE LOOKED TO AS A NORTH STAR, IF YOU WILL, TO GUIDE US THROUGH THIS DISCUSSION? I THINK THAT IN THE PRESENTATION PACKET THERE ARE A NUMBER OF STANDARDS. I THINK WHAT WE NEED TO BE STRIVING FOR IS TO REACH AN AGREEMENT THAT ENSURES WE'RE GOING TO HAVE THE MOST PEOPLE, RIGHT, UNDER THE LARGEST TENTS, PUSHING AND ROWING IN THE SAME DIRECTION TO ULTIMATELY WIN WHAT I THINK WE ALL WANT TO SEE A SUCCESSFUL CAMPAIGN LOOK LIKE. OUR MEMBERS VOTE, AND OUR MEMBERS WORK ON THESE JOBS, AND WE'RE LOOKING FORWARD TO PARTNERING WITH YOU. LET'S GET THIS THING DONE AND LET'S GET ONE UNIFIED LABOR STANDARD. THANK YOU.

CLERK OF THE BOARD: THANK YOU. NEXT SPEAKER IS COURTNEY PAUL. GO AHEAD, PLEASE.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

SPEAKER: COURTNEY PAUL, POLICY MANAGER FOR RESOURCES FOR COMMUNITY DEVELOPMENT, OR RCD, AS WE'RE KNOWN IN THE FIELD WE'RE A NON-PROFIT AFFORDABLE HOUSING DEVELOPERS WITH A MISSION OF PROVIDING AFFORDABLE HOMES FOR PEOPLE IN THE BAY AREA WITH THE FEWEST HOUSING OPTIONS AND ALSO A PROUD MEMBER OF THE BAY AREA HOUSING FOR ALL COALITION. WE SUPPORT INCLUDING LABOR STANDARDS IN THE REGIONAL HOUSING BOND MEASURE AND WE ENCOURAGE STAFF, LABOR LEADERS COMMISSIONERS AND ABAG MEMBERS TO MOVE SWIFTLY TO COME TO COLLECTIVE AGREEMENT ON WHAT STANDARDS LOOK LIKE COMMUNITIES ACROSS THE BAY AREA ARE IN NEED OF AFFORDABLE HOUSING AND REGIONAL HOUSING MEASURE IS OUR BEST OPPORTUNITY FOR MOVING NEW HOMES FORWARD IN CONCEPT TO CONSTRUCTION WE NEED TO DEVELOP A MEASURE THAT HAS WIDESPREAD SUPPORT AND THAT WILL ALLOW US TO GET TO WORK BUILDING AFFORDABLE HOMES OUR COMMUNITIES NEED THANK YOU FOR YOUR CONSIDERATION TODAY.

CLERK OF THE BOARD: NEXT SPEAKER IS EJ SAWYER. ONE MINUTE.

SPEAKER: THANK YOU FOR YOUR TIME AND CONVERSATIONS THAT HAVE BEEN HAD THUS FAR I WANT TO POINT TO THE SLIDE KATE GAVE EARLIER AND THE BALANCING GOAL SLIDE PRESERVING AFFORDABLE HOUSING AT SCALE NECESSARY TO MEET THE NEEDS OF BAY AREA RESIDENTS WE HAVE THE SAME GOAL AND WE HAVE THAT FOR MULTIPLE REASONS ONE OF THOSE CITIZEN FACT THAT WE HAVE A LOT OF

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

WORKFORCE ALREADY BUT WE HAVE EVEN MORE THAT WANT THE OPPORTUNITY TO JOINT MIDDLE CLASS. METAL WORKERS LOCAL 1041 LOCAL HAS 1,938 APPLICANTS THAT ARE TRYING TO GET INTO THE MIDDLE CLASS VIA LOCAL WE THING TO BRING IN COMMUNITY MEMBERS WHO HAVE THUS FAR HAVE BARRIERS TO BE THE MIDDLE CLASS TO BE ABLE TO GET IN WE WANT TO JOIN THE RANG AND HELP BUILD COMMUNITIES THEY LIVE IN ONE LABOR STANDARD IS GOING TO BE ESSENTIAL TO HELPING THOUSANDS OF PEOPLE WHO ARE CURRENTLY ON WAITING LISTS TO GET INTO LOCALS ALL OVER THE NINE BAY AREA COUNTIES AND BEYOND. THANK YOU.

CLERK OF THE BOARD: NEXT UP IS NAPA SOLANO CENTRAL LABOR COUNCIL.

SPEAKER: GOOD AFTERNOON GLEN, NAPA LABOR COUNCIL REPRESENTING 45 UNIONS COLLECTIVELY 50,000 WORKERS ACROSS NAPA COUNTIES. I WANT TO ECHO UNION AND STAKEHOLDERS AND COMMUNITY ALLIES AND STAKEHOLDERS WEIGHING IN SUPPORT OF THE DEVELOPMENT OF STRONG LABOR STANDARDS FOR THE BALLOT MEASURE LABOR STANDARDS GOVERNING ENTIRETY OF THEIR FUNDS AND ONE STANDARD ESSENTIALLY ESTABLISHED REGIONALLY I BELIEVE WE STAND HERE IN HISTORIC OPPORTUNITY IN TERMS OF THE LARGE-SCALE INVESTMENT IF AFFORDABLE HOUSING WHILE ALSO BEING ON THE CUTTING EDGE OF CREATING AND SUPPORTING STRONG STANDARDS TO UPLIFT THE WORKFORCE BEHIND IT, AND ALLOWING US TO BE ON THE CUTTING EDGE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

INTERSECTION OF SOCIAL EQUITY AFFORDABLE HOUSING FOR WORKERS ACROSS THE REGION. THANK YOU.

CLERK OF THE BOARD: OUR NEXT SPEAKER IS JULIAN. GO AHEAD.

SPEAKER: GOOD AFTERNOON MY NAME IS JEWEL WAN WEAR I AM A MEMBER OF IFPT LOCAL 21 AND MEMBER OF THE ALAMEDA COUNTIES EXECUTIVE COMMITTEE FIRST OF ALL THANK YOU FOR HELPING US SOLVE THE COMPLEX URGENT AFFORDABLE HOUSING GOOD JOBS FOR BAY AREA RESIDENTS I WANT TO REITERATE, SUPPORT INCLUSION OF STRONG LABOR STANDARDS, SECOND CONSENSUS AND COMPROMISE BY ALL STAKEHOLDERS TO IDENTIFY ONE LABOR STANDARD IS IMPORTANT FOR OUR SUCCESS AND FINALLY LABOR UNIONS AND MEMBERS AND VOTERS PAY LOCAL TAXES AND WILL DETERMINE THE SUCCESS OF THE BOND CAMPAIGN AT THE BALLOT BOX LET'S MAKE SURE THERE ARE THE FOLKS GETTING HIRED TO CONSTRUCT HOUSING AND EARN FAMILY SUSTAINING WAGES. THANK YOU.

CLERK OF THE BOARD: NEXT SPEAKER IS ANDREAS. ONE MINUTE.

SPEAKER: ANDREAS, ALAMEDA BUILDING AND CONSTRUCTION TRADES COUNCIL HERE IN STRONG SUPPORT OF THE BOND MEASURE IF IT HAS THE STRONG LABOR STANDARDS WE'RE TALKING ABOUT I DO WANT TO THANK THE STAFF AT BAHFA. WE HAVE HAD A NUMBER OF MEETINGS AROUND THIS ISSUE AND WE'RE MAKING SIGNIFICANT PROGRESS AND

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

ARE CONFIDENT WE'LL COME BACK TO THIS BODY WITH A LABOR STANDARD THAT ALL PARTIES CAN AGREE TO BECAUSE IT WILL BE ROOTED IN COMPROMISE. I WANT TO ALSO INDICATE THE IMPORTANCE OF LABOR STANDARDS NOT FOR ONLY TO ENSURE THAT WORKERS ARE NOT GOING TO BE EXPLOITED ON THESE JOBS BUT IT'S ALSO CRITICAL TO ENSURE A LABOR SUPPLY OF SKILLED WORKERS FOR THE BUILD-OUT OF THESE UNITS IN THE UPCOMING YEARS. AND FINALLY, I'M REALLY ENCOURAGED BY THE CONSENSUS OF SPEAKERS AROUND THE IMPORTANCE OF HIGH LABOR STANDARDS, BUT ALSO THE IMPORTANCE TO ENSURE THAT LABOR STANDARDS WILL COVER 100% OF THE FUNDING THAT THIS BOND MEASURE WILL GENERATE. THANK YOU VERY MUCH.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS JUDY JACKSON. GO AHEAD, PLEASE. ONE MINUTE. JUDY JACKSON.

SPEAKER: I REPRESENT ST. MARY'S CENTER ON THE CALIFORNIA ALLIANCE FOR RETIRED AMERICANS. I WOULD LIKE TO ALSO EMPHASIZE THE NEED FOR A CUT-OUT FOR PEOPLE WITH 22% OF AMI AND THE PEOPLE WHO CARE FOR THEM. BECAUSE MANY OF THEM ARE ON SSI, LIKE I AM, AND THEY NEED NOT ONLY HOUSING FOR THEMSELVES, BUT HOUSING FOR THOSE WHO CARE FOR THEM. THANK YOU.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS DESTINATION HOMES, SV. GO AHEAD, PLEASE. ONE MINUTE.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

SPEAKER: HI. THANK YOU FOR THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. MY NAME IS ESMERELDA RAMIREZ, A MEMBER OF THE BAY AREA HOUSING FOR ALL COALITION WE SUPPORT MOVING THE PROPOSED REGIONAL BOND MEASURE FORWARD AND HOPE YOU WILL TAKE STEPS TO ENSURE THE BOND INCLUDES ROBUST LABOR STANDARD AND PROPERLY PRIORITIZES THOSE WITH THE GREATEST NEEDS IN OUR COMMUNITY. EXPANDING THE SUPPLY OF AFFORDABLE AND SUPPORTIVE HOUSING IS KEY TO ENDING HOMELESSNESS. IN SANTA CLARA COUNTY WITH WITNESS THE TRANSFORMATIVE EFFECT OF AFFORDABLE HOUSING BONDS RESULTING IN OVER 50 NEW DEVELOPMENTS AND 5,000 NEW AFFORDABLE UNITS SINCE OUR 2016 INITIATIVE. HOWEVER, WITH OUR CURRENT BOND FILL ALLOCATED WE MUST SECURE ADDITIONAL FUNDING SOURCES TO MAINTAIN OUR MOMENTUM. THE BAHFA BOND WILL UNLOCK DISPARATELY NEEDED FUNDS ENSURING OUR ENTIRE REGIONAL COLLABORATIVE RATES EFFECTIVELY TO ADDRESS THE SEVERE CRISIS. TOGETHER WE CAN MAKE HISTORIC EFFECT. THANK YOU.

CLERK OF THE BOARD: NEXT SPEAKER IS JULIE LYNN.

SPEAKER: JULIE LYNN SAN MATEO LABOR COUNCIL REPRESENTING 100 AFFILIATES AND OVER 85,000 MEMBERS COUNTY-WIDE THANK YOU FOR THE WORK YOU HAVE CONTINUED TO PUT INTO THE DISCUSSION AND THE ISSUE OF AFFORDABLE HOUSING AND INCREASE THAT'S ACCESSIBLE TO ALL. WE WANT TO SEE AFFORDABLE HOUSING BUILT AS WE BELIEVE AFFORDABLE HOUSING IS A HUMAN RIGHT WE BELIEVE THE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CONSTRUCTION UNDER BONDS NEEDS TO BE BUILT WITH STRONG LABOR STANDARDS IN PLACE. WE ASK FOR A SUPPORT OF BOND OF THIS SIZE AND NEW JOBS IF CREATED IF IT PASSES NEEDS TO BE DONE BY LOCAL WORKERS EARNING FAMILY SUSTAINING WAGES AND BENEFITS WORKING UNDER CONDITIONS THAT KEEP THEM SAFE AND RETURNING HOME AT NIGHT. THANK YOU.

CLERK OF THE BOARD: CALLUM WEEKS. ONE MINUTE.

SPEAKER: CALLUM WEEKS, GENERATION HOUSING NORTH BAY HOUSING AT SONOMA COUNTY THANK YOU FOR THE OPPORTUNITY TO SHARE COMMENTS ON THE TOPIC WE ARE A PROUD MEMBER OF BAY AREA HOUSING FOR ALL COALITION LIKE THOSE WHO HAVE SPOKEN BEFORE ME WE TAKE TIME TODAY TO ENCOURAGE STAFF FRIENDS AND LABOR COMMISSIONERS AND ABAG MEMBERS TO CONTINUE WORKING TOWARDS THE PROCESS CROSSING THE FINISH LINE AND REALIZE SUCCESS COME NOVEMBER. THE BOND IS THE BEST OPPORTUNITY FOR SUBSTANTIAL AFFORDABLE HOUSING ACROSS THE BAY AREA. THANK YOU FOR YOUR TIME AND LEADERSHIP. HAVE A WONDERFUL DAY.

CLERK OF THE BOARD: SHERYL PADDOQ. GO AHEAD PLEASE. YOU HAVE ONE MINUTE.

SPEAKER: CHERYL PADDOQ. I AM THE CEO OF NORTH MARIN COUNTY COMMUNITY SERVICES NON-PROFIT NOVATO MARIN COUNTY PROVIDE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

SERVICES TO 10,000 PEOPLE A YEAR THE MAJORITY LOW-INCOME HOUSEHOLDS STRUGGLING WITH HOUSING COSTS WE'RE PROUD MEMBER OF BAY AREA HOUSING FOR ALL COALITION, WE HAVE A HIGH COST OF HOUSING, EVERYONE DOES IN THE BAY AREA HERE IN NOVATO. IT TAKES ABOUT 2.2 FULL-TIME JOBS JUST TO AFFORD TWO BEDROOM RENT COST WHICH IS AROUND $3,200 A MONTH. 60% OF OUR RENTERS SPEND MORE THAN A THIRD OF THEIR INCOME ON RENT AND CANNOT AFFORD CHILD CARE, FOOD, AND OTHER FUNDAMENTAL NEEDS. WE'RE HERE IN SUPPORT WE HOPE -- WE LOOK FORWARD TO WORKING WITH MARIN ORGANIZING COMMITTEE AND ALL OF THE PARTNERS HERE IN MIC TO HELP THIS BOND MEASURE PASS AND WE ALSO SUPPORT MOVING THE MEASURE FORWARD AND THE LABOR STANDARDS IN THE MEASURE. WE ENCOURAGE STAFF, OUR FRIENDS IN LABOR, AND THE COMMISSION --

CLERK OF THE BOARD: TIME, PLEASE. THANK YOU. NEXT SPEAKER IS DAVID BENNY. GO AHEAD PLEASE. ONE MINUTE.

SPEAKER: GOOD AFTERNOON I'M DAVID BEANIE FOR THE SANTA CLARA AND SAN BENITO COUNTY BUILDING AND CONSTRUCTION TRADES COUNCIL I'M JOINING COLLEAGUES IN THE LABOR MOVEMENT AND OUR ALLIES TO EXPRESS THE IMPORTANCE OF HAVING STRONG CONSISTENT LABOR STANDARDS ATTACHED TO ANY MONEYS THAT ARE DISTRIBUTED THROUGH A BOND FOR AFFORDABLE HOUSING. THE WORKERS WITHIN RESIDENTIAL CONSTRUCTION INDUSTRY ARE SUBJECT TO SOME OF THE WORST EXPLOITATION AND WE HAVE A DUTY TO PROTECT THIS VULNERABLE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

POPULATION PREVAILING WAGE IS NOT ENOUGH. CUTTHROAT EMPLOYEES HAVE FOUND DOZENS OF WAYS TO CHEAT WORKERS FROM CLASSIFICATION TO PAYMENTS FALSIFICATION CERTIFIED PAYROLL SOME CASES BORDER HUMAN TRAFFICKING SUCH AS SILVERY TOWERS PROJECT DUBBED SLAVERY TOWERS HERE IN SAN JOSE WE CANNOT ASK OUR RESIDENTS TO PAY FOR CONSTRUCTION IF WE'RE NOT WILLING TO PROTECTION OUR COMMUNITIES FROM EXPLOITATION ON THOSE SAME HOUSING CONSTRUCTION PROJECTS. THANK YOU.

CLERK OF THE BOARD: THANK YOU. NEXT SPEAKER IS DANI MANIGAN. GO AHEAD, PLEASE. YOU HAVE ONE MINUTE. THANK YOU.

SPEAKER: THANK YOU. DANI MANIGAN, LOCAL 483, I APPRECIATE YOUR WORK ON HELPING TO SOLVE, I ECHO POINTS YOU HAVE HEARD FROM LABOR COUNCILS AND BUILDING TRADES COUNCIL I WOULD LOVE TO SEE STRONG LABOR STANDARDS THAT APPLY TO ALL THE MONEY AND ALL THE BOND REVENUE AND NOT JUST SOME. I WON'T TAKE ALL THE TIME YOU HAVE HEARD ALL THE POINTS FOR THE LABOR STANDARDS. THANK YOU FOR YOUR TIME.

CLERK OF THE BOARD: NEXT UP IS JACK BUCKHORN. GO AHEAD PLEASE. ONE MINUTE.

SPEAKER: JACK BUCKHORN, NORTH BAY LABOR COUNCIL. APPRECIATE THE PRESENTATION AND ACKNOWLEDGMENT OF LACK OF WORKERS

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

PROTECTIONS THAT PREVAIL IN THE AFFORDABLE HOUSING SECTOR TO BE CLEAR WE DON'T EXPECT A PERFECT SOLUTION TO THIS PROBLEM BUT WE DEMAND PROGRESS IN ADDRESSING THE PROBLEM. A GOOD SOLUTION WOULD INCLUDE LABOR STANDARDS COVER 100% OF THE BOND FOUNDING ANYTHING LES WOULD BE FLAWED. PREVAILING WAGES FOR ALL MONEY WOULD BE A GOOD AND NECESSARY STANDARD. ANYTHING LESS THAN THAT WOULD BE FLAWED. ENFORCEMENT WITH A PRIVATE RIGHT OF ACTION FOR LABOR MANAGEMENT COMMITTEES WOULD BE GOOD AND ANYTHING LESS THAN THAT WOULD BE FLAWED. THANK YOU FOR YOUR CONTINUED MEETINGS ON THESE ISSUES. TOGETHER, WE CAN GET THIS DONE AND HELP MEET THE WELL DOCUMENTED AFFORDABLE HOUSING NEEDS OF COMMUNITIES. THANK YOU FOR YOUR TIME.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS JOE METEKEL. GO AHEAD, PLEASE. ONE MINUTE.

SPEAKER: GOOD AFTERNOON, AGAIN, THIS IS JOE MATEKEL WITH TEAMSTERS LOCAL 665. ANY BALLOT MEASURE YOU APPROVE HAS GOT TO INCLUDE STRONG LABOR STANDARDS THAT APPLY TO ALL OF THE BOND REVENUE. ALSO AGREEMENT IN COMPROMISE BY ALL DECISION MAKERS TO IDENTIFY ONE LABOR STANDARD IS VERY IMPORTANT TO GUIDE NEXT STEPS. ADDITIONALLY LABOR UNIONS AND MEMBERS ARE VOTERS AND TAXPAYERS AND THEY'RE GOING TO DETERMINE THE SUCCESS OF THE BOND CAMPAIGN AT THE BALLOT BOX WE HAVE TO MAKE SURE THEY'RE THE ONES GETTING HIRED TO BUILD THE HOUSING AND WHILE DOING

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

THAT THEY NEED TO EARN SUFFICIENT WAGES TO SUPPORT THEIR FAMILIES. THANK YOU VERY MUCH.

CLERK OF THE BOARD: THANK YOU. NEXT SPEAKER IS ELIZABETH WAMPLER. GO AHEAD.

SPEAKER: THANK YOU. I'M ELIZABETH WAMPLER I'M WITH LYFT BAY AREA LIKE OTHERS WE'RE A MEMBER OF THE BAY AREA HOUSING FOR ALL COALITION IN STRONG SUPPORT OF THE BAHFA BOND AND DEEP APPRECIATION FOR ALL WORK THAT'S COME BEFORE WE SUPPORT MOVING THE MEASURE FORWARD AND SUPPORT LABOR STANDARDS IN THE MEASURE AND JUST WANT TO ENCOURAGE EVERYONE, STAFF, LABOR FOLKS, COMMISSIONERS, ABAG MEMBERS TO MOVE SWIFTLY TO COME TO A COLLECTIVE AGREEMENT ON THIS. WE REALLY NEED EVERYBODY TO COME TOGETHER TO GET THIS MEASURE ACROSS THE FINISH LINE, AND ARE EXCITED TO BE PART OF THIS GREAT COLLECTIVE. THANK YOU.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS COUNCIL OF COMMUNITY HOUSING ORGANIZATION. GO AHEAD, PLEASE ONE MINUTE.

SPEAKER: GOOD AFTERNOON MY NAME IS JOHN AVALOS COUNCIL COMMUNITY HOUSING ORGANIZATION IN SAN FRANCISCO. SAN FRANCISCO JUST RECENTLY PASSED MARCH FIFTH A $300 MILLION AFFORDABLE HOUSING BOND. WE WERE ABLE TO DO SO BECAUSE WE ACHIEVED A GREAT AMOUNT OF UNITY BETWEEN OUR ELECTED OFFICIALS, THE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

MAYOR, AND THE BOARD OF SUPERVISORS, COMMUNITY ORGANIZATIONS, PRIVATE DEVELOPERS, LABOR, AND SO MANY OTHERS. SO WE PASSED AT 70%. WE ALSO PASSED THIS BOND AND WORKED ON THIS BOND IN PREPARATION FOR THE REGIONAL BOND. AND PART OF THIS UNITY THAT WE ACHIEVED WAS KNOWING THAT WHATEVER WAS ACHIEVED IN TERMS OF LABOR STANDARDS WOULD BE HELPING US DECIDE HOW WE WOULD MOVE FORWARD IN THE FUTURE. THIS PUBLIC COMMENT TODAY SHOWS THAT THERE IS A GREAT DEAL OF UNITY JUST TO MAKE SURE WE GET THE LABOR STANDARDS RIGHT. I WANT TO ENCOURAGE BAHFA TO CONTINUE TO CONVENE AND WORK WITH US TO MAKE SURE WE HAVE SUCCESSFUL REGIONAL BOND IN NOVEMBER. THANK YOU.

CLERK OF THE BOARD: NEXT UP IS SCOTT RIISE. ONE MINUTE.

SPEAKER: THANK YOU. MY NAME IS SCOTT I'M A BUSINESS REPRESENTATIVE FOR UA LOCAL 393. WE COVER SANTA CLARA, SAN BENITO COUNTIES PLUMBERS AND PIPE FITTERS HVAC WORK WE APPRECIATE YOUR CONSIDERATION INCLUDING SOME OF THE SOLID LABOR STANDARDS APPLIED TO 100% OF THIS BOND REVENUE WE BELIEVE THIS WILL BENEFIT BAY AREA RESIDENTS AS WELL AS COMMUNITIES THEREIN. THANK YOU.

CLERK OF THE BOARD: NEXT SPEAKER IS MICHAEL B. GO AHEAD. ONE MINUTE.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

SPEAKER: THANK YOU. MICHAEL B., REPRESENTING LOW-INCOME RESIDENTS FOR NAPA COUNTY TO THE POLICY ADVISORY COUNCIL. I AM IN STRONG FAVOR OF LABOR STANDARDS THAT ARE NOT EXCLUSIONARY TO SKILLED, HARDWORKING INDIVIDUALS THAT ARE NOT PRESENTLY AFFILIATED WITH A LABOR ORGANIZATION OR COUNCIL. THANK YOU VERY MUCH.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS RAMA PETERSON. GO AHEAD, PLEASE. ONE MINUTE.

SPEAKER: HI MY NAME IS RAMA PETERSON. I'M A MEMBER OF THE IBEW 617 REPRESENTING SAN MATEO COUNTY. AND I WOULD LIKE TO ECHO A LOT OF WHAT YOU HAVE ALREADY HEARD AND JUST SAY THAT I'M IN FAVOR OF THIS BOND MEASURE BUT I WOULD LIKE TO SEE STRONG LABOR STANDARDS THAT APPLY TO ALL OF THE REVENUE AND NOT JUST SOME. AND I APPRECIATE WHAT YOU GUYS ARE DOING. THANK YOU VERY MUCH.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS SOUTH BAY LABOR COUNCIL. GO AHEAD, PLEASE. ONE MINUTE.

SPEAKER: GOOD AFTERNOON. THANK YOU. MY NAME IS GENE COHEN I'M THE EXECUTIVE OFFICER OF THE SOUTH BAY LABOR COUNCIL I WANT TO AFFIRM THE STATEMENTS AND SHARED VALUES OF THE PREVIOUS SPEAKERS. I REPRESENT OVER 100,000 WORKERS IN THE SOUTH BAY

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

AND WE KNOW THAT WITHOUT WORKFORCE STANDARDS HOUSING BOND MEASURE MAY INCREASE SUPPLY OF AFFORDABLE UNITS BUT MAY ALSO INCREASE DEMAND FOR SUBSIDIZED SHELTERS FOR WORKERS AND WORKERS WHO RECEIVE INADEQUATE COMPENSATION. THE NEED TO PRODUCE OFFICIAL HOUSING AND FAMILY SUSTAINING CAREER HAS NEVER BEEN MORE IMPORTANT AND WE'RE COMMITTED TO CONTINUE WORKING WITH THE BAHFA STAFF AND IMPACTED STAKEHOLDERS TO ENSURE THE MEASURE IS FAIR AND EFFECTIVE. WE MUST BE UNITED IN OUR EFFORTS TO KEEP OUR FAMILIES OUT OF POVERTY, TO HAVE SAFE AND AFFORDABLE HOUSING AND ACCESS TO GOOD JOBS. AND WE APPRECIATE THE LEADERSHIP AND PARTNERSHIP TO ENSURE THAT WE ARE SUCCESSFUL IN NOVEMBER. THANK YOU.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER IS RUDY GONZALEZ. GO AHEAD, PLEASE. ONE MINUTE. OKAY.

SPEAKER: I ALREADY SPOKE. THANK YOU.

CLERK OF THE BOARD: THANK YOU. OUR NEXT SPEAKER, OUR LAST SPEAKER IS JASON GUMATAOTAO. ONE MINUTE.

SPEAKER: GREETINGS. MY NAME IS JASON, WITH IBEW LOCAL 595 AND SPEAKING ON BEHALF OF THOUSANDS OF ELECTRICIANS IN ALAMEDA COUNTY, RISING IN SUPPORT OF ALL OTHER LABOR COMMENTS YOU HEARD BEFORE, WE WOULD APPRECIATE CONSIDERATION TO INCLUDE ALL

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

FUNDING TO BE COVERED WITH LABOR STANDARDS. THANK YOU FOR YOUR TIME.

CLERK OF THE BOARD: THANK YOU. CHAIR, THAT CONCLUDES ONLINE PUBLIC COMMENT WE DID RECEIVE EIGHT LETTERS OF PUBLIC COMMENT FROM AT INFO@BAYAREA.COM SUBMITTED PUBLIC COMMENT FROM ELLEN DEAN, LEWIS FLOREZ, ELLEN LONG, KATE, SCOTT LITTLEHALE, MARLA MOORE, SENIIA RITZIY HERNANDEZ, JUDITH WEISMAN, POSTED TO MTC AND E-MAILED TO COMMITTEE MEMBERS.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU. AGAIN WE HAVE RECEIVED HUNDREDS OF E-MAILS. BACK TO KATE H.

KATE HARTLEY: THANK YOU CHAIR PEDROZA. I WANT TO THANK ALL THE MEMBERS OF THE PUBLIC WHO COMMENTED ON THIS ITEM WE HEARD LOUD AND CLEAR OVERWHELMING SUPPORT AND DESIRE FOR ONE STANDARD STRONG LABOR STANDARDS TO APPLY TO 100% OF THE FUNDS. WE WILL TAKE THAT BACK INTO CONSIDERATION AS WE PREPARE A RECOMMENDATION FOR APRIL 10TH. I THINK IT IS IN FULL ALIGNMENT WITH WHAT OUR GOALS ARE. AND SO WE'RE, SPEAKING FOR MYSELF, I'M VERY HEARTENED, AND WE HOPE TO CREATE THE GOALS THAT WERE ARTICULATED SO WELL BY THE SPEAKERS. SO, THANK YOU.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU MISS HARTLEY. AND, AGAIN, TO MEMBERS, THIS IS AN INFORMATIONAL ITEM ONLY,

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

AND I DO APPRECIATE ALL THE PUBLIC THAT PARTICIPATED IN THIS DISCUSSION, AS WELL. TURNING OVER TO MEMBERS AND COMMISSIONERS. CHAIR ROMERO, DO YOU HAVE ANYTHING?

CHAIR, CARLOS ROMERO, ABAG HC: I WANT TO THANK STAFF FOR ENGAGING IN THESE DISCUSSIONS, AS WELL AS THE NON-PROFIT DEVELOPERS. SEEMS LIKE WE'RE MAKING PROGRESS. I THINK THIS WAS A MUCH LESS CONTENTIOUS. I GOT TO PRESIDE OVER THE LAST ONE. THIS WAS A MUCH LESS CONTENTIOUS PUBLIC DISCUSSION REALLY APPRECIATE LABOR PUTTING OUT THERE ISSUES AND LOOKING FORWARD TO NEXT MONTH TO HAVE A RESOLUTION TO THIS WHERE, INDEED, WE CAN ELEVATE THE LABOR STANDARDS, GET LABOR ON BOARD AND MOVE FORWARD. ONE QUESTION RELATED TO MAYBE A SERIES OF TEN E-MAILS WE RECEIVED ABOUT ALL ELECTRIC STANDARDS. GIVEN, I WANT TO UNDERSTAND WHAT, IF ANY, ABILITY WE HAVE TO PUT IN ELECTRIC STANDARDS? I DON'T KNOW IF WE CAN DO ALL ELECTRIC BASED ON THE BERKELEY LAWSUIT, BUT, CERTAINLY (LAUGHTER) -- BUT, CERTAINLY, I THINK IT'S PROBABLY POSSIBLE TO DO SOME, SORT OF, ELECTRIC STANDARDS THAT MAYBE TALK ABOUT, IN NEW BUILDINGS, YOU KNOW, RECHARGE -- ELECTRIC CAR CHARGING, OR AT LEAST BUILDINGS THAT ARE READY TO RECEIVE THAT, I MEAN, THOSE UPGRADES, SO, YOU CAN TELL ME WHERE THAT MIGHT GO? BECAUSE I DO -- I WANT TO BE SOMEWHAT RESPONSIVE TO THAT SET OF INTEREST.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

KATE HARTLEY: THROUGH THE CHAIR. YES. I WANT TO THANK ALL THE PEOPLE WHO SUBMITTED THE LETTERS ON THE ALL-ELECTRIC STANDARD. THIS WOULD BE SOMETHING THAT, AS OPPOSED TO LEGISLATION WE COULD PUT INTO OUR FUNDING GUIDELINES FOR CONSTRUCTION PROJECTS WE'LL BE CREATING FUNDING GUIDELINES GENERALLY WILL BE TAKING THEM FOR YOUR APPROVAL THIS IS HIGH ON THE LIST OF PRIORITIES IT MAKES TOTAL SENSE FOR NEW CONSTRUCTION. THE REQUESTS FOR ALL ELECTRIC HAVE BEEN FOR REHABS OF EXISTING BUILDINGS, AS WELL, THAT'S A LITTLE MORE COMPLICATED. WE INTEND TO MAKE, RECOMMEND THOSE STANDARDS FOR PRESERVATION PROJECTS ALSO. AND WE ARE REALLY FORTUNATE TO HAVE A GREAT PARTNER IN THE ENERGY SECTION OF MTC WORKING, ALREADY, ON THE ELECTRIFICATION OF EXISTING BUILDINGS. SO, THAT PIECE ISN'T QUITE AS STRAIGHT FORWARD, BECAUSE YOU'RE WORKING WITH PEOPLE LIVING IN THEIR HOMES. BUT THE NEW CONSTRUCTION IS PRETTY STRAIGHT FORWARD. SO, WE WILL BE BACK WITH FUNDING GUIDELINES.

CHAIR, CARLOS ROMERO, ABAG HC: THANK YOU. AND THANK YOU, CHAIR.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THANK YOU. AND, AGAIN, I APPRECIATE STAFF BEING OUT THERE TRYING TO FIND COMPROMISE, AND I DO BELIEVE WE'RE GOING TO REACH IT. I JUST WANT TO UNDERSTAND, KATE THERE ARE THINGS HAPPENING WHERE LEGAL MINDS ARE TALKING THAT'S ONE SET THAT ARE A BIGGER FIX THAT'S BEYOND

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

OUR CONTROL AT THIS TIME, SO IN TERMS OF OPPORTUNITY RIGHT NOW WE KNOW IS AROUND 20%.

KATE HARTLEY: THAT'S CORRECT.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: WHILE I THINK THERE IS BIGGER AND GREATER AMBITIONS AND WHILE WE'RE AFFORDED THAT OPPORTUNITY WE SHOULD HAVE THAT DISCUSSION BUT IN TERMS OF GROUNDING THE COORDINATION ON WHAT WE CAN DO NOW THAT'S WITHIN OUR CONTROL IS THE 20% AND I HOPE WE DO FIND COMPROMISE ON THE LABOR STANDARDS THAT ADDRESS THE GOALS THAT WE'RE TRYING TO REACH AND I BELIEVE WE CAN GET THERE. JUST MY COMMENTS. TURNING IT OVER TO COMMISSIONER PAPAN AND WORK OVER THAT WAY.

GINA PAPAN: GREAT. TRULY APPRECIATE THE WORK OF STAFF, LOOKING AT A HOLISTIC APPROACH AND I THINK WE HAVE THE RIGHT PEOPLE AT THE ABLE TO GET TO THE RIGHT POSITION THAT WE ALL FEEL STRONGLY ABOUT. I WANT US TO BE CAREFUL OF THE NARRATIVE WHEN WE DO BRING LABOR STANDARDS INTO, ACTUALLY THE EXPENDITURE REPORTS, REDUCED COSTS BECAUSE WE REDUCE RISK AS ONE SPEAKER SAID 4% SAVINGS THE STUDIES HAVE SHOWN WE DO HAVE LABOR STANDARDS SO THE DISCUSSION WE REALLY NEED TO MAKE SURE OUR NARRATIVE IS CLEAR ON THAT, FOR EVERYBODY WHO IS HERE THAT'S GREAT AND WONDERFUL WE WANT THIS TO HAPPEN BUT THERE'S PART TWO HERE WE HAVE TO MAKE SURE THE VOTER STANDARDS THRESHOLD

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

WHAT'S THE BILL? ACA ONE ALSO PASSES TO LOWER THE VOTING APPROVAL TO 55% PLUS ONE, I GUESS, SO IT'S KIND OF A TWO PART WE GOT YOUR SUPPORT HERE WE REALLY NEED IT OVER THERE TOO WE ARE REALLY HEADED IN THE RIGHT DIRECTION ONCE AGAIN THANK YOU FOR YOUR EFFORTS IN SACRAMENTO WE HAVE A LOT OF PEOPLE LOOKING AT THIS WANT WANTING TO HAPPEN THEN LOCAL CONTROL WE'RE GOING TO DEBRIEF WHAT WE CAME BACK WITH HERE AND WE'RE JUST TRYING TO MAKE EVERYTHING BETTER SO WE CAN GET THROUGH. THANK YOU EVERYBODY.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: WORKING MY WAY THAT WAY. NO ONE WANTS TO SPEAK? THAT'S OKAY.

V. CHAIR, MARGARET ABE-KOGA: I HAVE A QUESTION. THERE IS 20%, THEN THERE IS THE 80% MY UNDERSTANDING IS FOR THE 80% COVERED WE HAVE TO SEEK STATE LEGISLATION. WHAT IS THE TIMELINE FOR THAT?

KATE HARTLEY: WE COULD -- WELL, STATE -- OUR STATUTE COULD BE AMENDED, AS LONG AS IT IS BEFORE THE FIRST ISSUANCE OF THE BONDS, THEN WE WOULD APPLY THAT STANDARD TO THE USE OF THE BONDS, AND WE EXPECT THE FIRST ISSUANCE OF THE BONDS TO BE NO EARLIER THAN THE MID-2025.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

V. CHAIR, MARGARET ABE-KOGA: MID-2025. SO, WE WOULD HAVE TO -- DO WE HAVE SOME COMMITMENTS FROM LEGISLATORS ABOUT MAKING THOSE AMENDMENTS? I THINK IS --

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: COMMISSIONER ABE-KOGA WHAT I'LL TELL YOU JUST BEING FRESH FROM SACRAMENTO AND TOP OF MIND, I THINK WE HAVE LEGISLATORS INTERESTED IN DOING THAT I THINK THE FACT IS EVERYONE IS TRYING TO UNDERSTAND WHICH TRAIN IS ON WHICH TRACK AND REALLY TO UNDERSTAND IF WE CAN DO IT ALL BUT THERE IS CONCURRENT CONVERSATIONS BEING HAD. WE KNOW THE CONVERSATION, WE KNOW WHAT'S NOW, IT DOESN'T MEAN THE CONVERSATION AROUND THE 80% HAS TO STOP IT'S IDENTIFYING WHO IS GOING TO DO THAT AND WE'RE HAVING ACTIVE CONVERSATIONS. MISS LONG IS HERE AND SHE CAN ATTEST TO CONVERSATIONS WE HAD WITH SENATOR CORTESE AND OTHERS TO ADDRESS THAT.

V. CHAIR, MARGARET ABE-KOGA: I WANT TO MAKE SURE, SINCE WE'RE LOOKING FOR THE 100%, AS WE HAVE HEARD, I THINK WE NEED TO PROVIDE SOME ASSURANCE BEFORE WE CAN KEEP THING GOING.

SPEAKER: AND IF I MAY, THROUGH THE CHAIR, YOU MAY WANT TO CLARIFY THE LIKELIHOOD OF THAT BEING RESOLVED PRIOR TO APRIL 18TH WHEN THE MEASURE HAS TO BE APPROVED. WHICH IS UNLIKELY.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THAT'S CORRECT.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

KATHLEEN KANE: IF I COULD JUST OFFER, THROUGH THE CHAIR, QUICKLY. THE IDEA IS TO HAVE THE BALLOT MEASURE, ITSELF, BE CLEAN AND ALLOW FOR LATER CHANGES IN STATE LAW SHOULD THEY HAPPEN. SO, THE IDEA IS TO BE ABLE TO ALLOW THE BALLOT MEASURE TO GO AND GET ON THE BALLOT IN DEFENSIBLE WAY, AND THEN IF THERE ARE LATER CHANGES THEN THOSE CAN BE INCORPORATED AT THAT POINT.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: I THINK IT'S A FUNCTION OF TIME, COMMISSIONER. WHAT I WOULD SAY IS, THERE IS ACTIVE CONVERSATIONS BEING HAD AROUND 80% AND WHEN AND HOW THAT COULD GET DISCUSSED AND INTRODUCED. I DON'T KNOW IF MISS LONG WANTS TO ADD ANYTHING TO ADD?

REBECCA LONG: REBECCA LONG, DIRECTOR OF LEGISLATION AND PUBLIC AFFAIRS. I THINK THE ONLY THING I WOULD ADD IS ASSUMING THAT THIS BODY, BAHFA AND ABAG ARE COMFORTABLE WITH LABOR STANDARDS THAT ARE AGREED UPON FOR THE 20%, WE DON'T ANTICIPATE THAT THERE IS A TIMING CHALLENGE TO GETTING LEGISLATION THROUGH THE PROCESS IN ORDER FOR IT TO APPLY TO THE 80%. SO, THERE IS, YOU KNOW, ACTIVE INTEREST IN SACRAMENTO IN DOING THAT, AND, AGAIN, AS OUR GENERAL COUNSEL INDICATED, WE DON'T NEED THAT PIECE OF IT. WE DON'T NEED THE LEGISLATION TO BE WRAPPED UP BEFORE THE BODIES TAKE ACTION TO PUT THE MEASURE ON THE BALLOT FOR US TO

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

HAVE THE ABILITY TO IMPOSE THE STANDARDS ON THE 80%. AS LONG AS THE LEGISLATION TAKES EFFECT BEFORE THE FIRST BOND ISSUANCE, WHICH ON THE NATURAL ANY BILL PASSES THIS YEAR, WOULD TAKE EFFECT JANUARY 1ST, 2025.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: ALL RIGHT. THANK YOU. COMMISSIONER MILEY, IS THAT YOUR LIGHT?

NATHAN MILEY: YES. THANK YOU. YES, I JUST KIND OF WANT TO WEIGH IN, THAT I'M VERY IMPRESSED WHAT I'M HEARING THROUGH WITH THIS CONVERSATION. SO, I JUST WANT TO EXPRESS MY GRATITUDE FOR THE WORK THUS FAR BECAUSE THIS IS A BIG DEAL, AND I THINK EVERYBODY IS GOING IN THE SAME DIRECTION WANT TO GET RESULTS AND WE WANT TO GET RESULTS AND HOW WE CAN MAKE THIS HAPPEN. CLEARLY GETTING US ACROSS THE FINISH LINE WITH THE 55% THRESHOLD I THINK ALL OF THAT IS IMPORTANT. AND PROP ONE, IT LOOKS LIKE THAT WILL PASS. BUT PROP ONE IT'S GOING TO PROVIDE $6 BILLION. THIS IS GOING TO PROVIDE SIGNIFICANT RESOURCES BEYOND PROP ONE, JUST FOR THE BAY AREA. THIS IS A REAL BIG DEAL. AND IT'S A WIN-WIN ON ALL FRONTS. I JUST WANT TO ACKNOWLEDGE EVERYONE'S WORK ON THIS. AND WHATEVER I CAN DO AS A COUNTY SUPERVISOR, IN MY LITTLE COUNTY OF ALAMEDA, PRESIDENT OF THE BOARD, JUST KEEP ME INFORMED. THANK YOU.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: THERE IS GOING TO BE A ROLE FOR ALL OF US. (LAUGHTER) ALL RIGHT. I'LL KEEP LOOKING.

JESSE ARREGUIN: I WANT TO EXPRESS MY APPRECIATION TO STAFF FOR MEETING WITH LABOR STAKEHOLDERS AND WANT TO ENCOURAGE CONTINUED CONVERSATIONS AND I'M GLAD THAT IT SEEMS LIKES WE ARE MAKING SOME PROGRESS ON AGREEMENT ON LABOR STANDARDS I WANT TO EMPHASIZE HOW IMPORTANT IT IS THAT WE HAVE STRONG LABOR STANDARDS, FOR MANY OF THE REASONS STATED TODAY WE NEED TO MAKE SURE WE INVEST PUBLIC DOLLARS TO ACHIEVE THE KINDS OF OUTCOMES THAT WE WANT THIS IN OUR REGION THAT INCLUDES MAKING SURE WE ARE BUILDING A SKILLED AND TRAINED WORKFORCE THAT'S GOING TO BE CRITICAL TO ENSURE THAT WE CAN BUILD HOUSING MUCH FASTER AND MORE AFFORDABLE LONG-TERM PROVIDING GOOD MIDDLE CLASS JOBS FOR PEOPLE IN OUR COMMUNITIES SO WE DON'T HAVE THOSE OPPORTUNITIES INCLUDING KIDS IN OUR SCHOOLS WE TALK ABOUT PUBLIC SAFETY KEY TO ADDRESSING PUBLIC SAFETY IN OUR REGION IS LIFTING UP ECONOMIC OPPORTUNITY FOR PEOPLE IN OUR REGION AND LASTLY TO ADDRESS HAVING A PATH TO HIGH ROAD JOBS, BUILDING HOUSING IN OUR COMMUNITIES, EXPLOITED WAGE THEFTS IN THE WORKPLACE AND SAFETY VIOLATIONS PEOPLE WHO DON'T HAVE AFFORDABLE ACCESSIBLE HOUSING IN THE COMMUNITIES THAT THEY'RE WORKING IN WHO WERE LIVING IN THEIR CARS. WE NEED TO MAKE SURE WE'RE PROVIDING A PATH TO MIDDLE CLASS JOBS AND GOOD JOBS. I APPRECIATE THE WORK BEING DONE I CALL ON STAKEHOLDERS TO

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

CONTINUE THE WORK TOGETHER I THINK WE CAN WORK TOGETHER TO REACH AGREEMENTS. IT'S GOING TO BE ALL HANDS ON DECK TO PASS THIS THING IN NOVEMBER BUT IT'S ESSENTIAL THAT WE HAVE A UNIFIED STRONG LABOR STANDARD THAT APPLIES TO ALL PROJECTS THAT ARE COVERED UNDER THIS MEASURE, AND IF SACRAMENTO DOES ENABLE IT TO APPLY TO THE 80%, YOU KNOW, OR WHETHER IT'S -- IF THERE IS A PLA, THAT THAT WOULD BE APPLICABLE. I THINK THERE IS FLEXIBILITY TO ACHIEVE LABOR STANDARDS THAT WOULD BENEFIT ALL STAKEHOLDERS, ALL LABOR STAKEHOLDERS IN THIS DISCUSSION. SO, I HAVE AND CONTINUE TO BE VERY STRONGLY IN SUPPORT OF THAT. AND HOPE THAT WHEN WE COME BACK IN APRIL THAT WE'LL BE ABLE TO MOVE THAT FORWARD. THANK YOU.

SPEAKER: THANK YOU. I DO WANT TO ECHO WHAT SOME OF MY OTHER COLLEAGUES HAVE SAID AND THANK YOU FOR ALL THE WORK YOU'RE DOING TO NEGOTIATE AND EVERYONE WHO COMMENTED.

AARON TIEDEMANN: LIKE EVERYONE WHO HAS SAID WITH THE WINDOW OF WHAT'S POSSIBLE RIGHT NOW PUTTING SOME LABOR STANDARDS ON OUR 20% MAKES SENSE. I THINK WE HAVE BROAD SUPPORT IF WE HAVE LEGISLATIVE FIX FOR PUTTING ON THE REST OF THE MONEY THAT MAKES SENSE WHAT WE HAVE ENDED UP FROM BROAD OPTIONS WE HAVE BEEN PRESENTED WITH TODAY IT'S GOING TO UPLIFT AND PUT A NEW MINIMUM STANDARD THAT IS INCREDIBLY IMPORTANT EVEN IF IT'S JUST ON OUR MONEY, IT'S THE MOST AGGRESSIVE BENEFIT FOR HUGE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

AMOUNT OF LABORS ACROSS THE BAY AREA. HAVING THIS CONVERSATION FOCUS ON TWO OF THE PARTS THAT STAFF INCLUDED IN THE PRESENTATION FOR OUR LEVEL SETTING, THERE ARE TWO THINGS THAT I DON'T THINK SHOULD COME AS A SURPRISE FOR US THAT I THINK WE SHOULD BE THINKING ABOUT IN THIS CONVERSATION AND ALL CONVERSATIONS GOING FORWARD, THE TABLE TWO OF THE RHNA CYCLE FIVE PERFORMANCE, WHICH SHOWS THAT WE'RE ALL BUILDING A LOT OF HOUSING, BUT WE'RE NOT BUILDING THE RIGHT BALANCE OF HOUSING. AND I HAVE LOOKED AT THIS CHART IN A LOT OF DIFFERENT WAYS, AND SEEN IT, AND IT SHOWS THAT WE JUST NEED A HUGE AMOUNT MORE INVESTMENT BECAUSE WE'RE NOT BUILDING THE AFFORDABLE HOUSING THAT WE SO DISPARATELY NEED. WE ARE MAKING IT POSSIBLE TO BUILD THE MARKET RATE AND THAT IS AN IMBALANCE THAT WE CAN'T HAVE CONTINUING ADDRESSING THE HOUSING CRISIS. THE OTHER ONE I WANT TO DRAW ATTENTION TO IS TABLE FOUR IN COMPARISON DEVELOPMENT COST FOR PROJECTS THAT TAKE LOCAL FUNDS AND PROJECTS THAT DON'T. AGAIN, I DON'T THINK THIS ANALYSIS WILL COME AS A SURPRISE TO ANY OF THE AFFORDABLE HOUSING DEVELOPERS WHO ARE DOING THIS WORK, ANYONE ON THE GROUND, ANYONE WHO IS DOING THOSE APPROVALS, AND I THINK IT REQUIRES BOND FOR OUR OWN POLICIES ON THE CITIES AND COUNTY AND LOCAL LEVEL OF WHAT OUR POLICIES ARE THERE MAY BE IMPORTANT REASONS WHY THERE IS A MORE EXPENSIVE COST PER UNIT FOR PROJECTS THAT TAKE LOCAL FUNDS. BUT I'M NOT SURE FOR MY COUNTY OF ALAMEDA IF THERE ARE ABOUT 400,000 OF THOSE REASONS, IF THAT'S HOW MUCH MORE

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

EXPENSIVE IT SHOULD BE. SO, WE NEED TO BE THINKING ABOUT WAYS THAT WE CAN MAKE THAT CHEAPER AND MAKE THESE FUNDS GO AS FAR AS THEY CAN, AS WELL AS JUST MAKE ANY FUNDS WE INVEST IN AFFORDABLE HOUSING GO FARTHER IN OUR OWN COMMUNITIES AND THERE IS WORK WE CAN ALL DO THERE BOTH ON THIS BOND AND IN OUR OWN POLICIES. THANK YOU.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: ALL RIGHT. I DON'T --

SPEAKER: THANKS SO MUCH FOR THE WORK THAT STAFF HAS DONE AND THAT EVERYONE HAS BEEN DOING IN TERMS OF THE NEGOTIATION. THIS PRESENTATION WAS VERY HELPFUL. IN OAKLAND, WE HAD THE OPPORTUNITY TO BUILD A REALLY STRONG COALITION AMONG AFFORDABLE HOUSING DEVELOPERS, LABOR PARTNERS AND OTHERS THROUGH MEASURE U WHICH WE PASSED IN 2022. SO THAT'S 350 MILLION IN AFFORDABLE HOUSING. AND WE ARE ALSO LOOKING TO THIS PROCESS TO INFORM HOW WE POTENTIALLY MOVE FORWARD ON LABOR STANDARDS. SO, FIRST I WANT TO APPRECIATE ALL THE WORK THAT EVERYONE HAS DONE, UNDERSCORE THE NEED TO BUILD A REALLY BROAD COALITION IN ORDER TO PASS THIS TRANSFORMATIONAL BOND MEASURE. AND WANTED TO, YOU KNOW, I AGREE WITH A LOT OF WHAT HAS ALREADY BEEN SAID, AND ALSO WANT TO UNDERSCORE THE POINT OF MAKING SURE THAT WE HAVE GOOD DATA AS WE CONTINUE THE NEGOTIATIONS AND LOOK AT WHAT WE CAN DO. YOU KNOW, THERE IS A LOT OF INFORMATION THAT ALREADY EXISTS. I BELIEVE THE UC

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

BERKELEY LABOR CENTER IS ALSO PUTTING TOGETHER SOME RESEARCH AND IN TERMS OF THE COST OF CONSTRUCTION, THE COST OF LABOR STANDARDS, I REALLY WANT TO MAKE SURE WE'RE LOOKING AT GOOD DATA SO THAT THE WORK THAT WE'RE DOING AND THE PROPOSAL THAT COMES TO US IS WELL INFORMED. AND THAT ALSO GOES ACROSS THE BOARD. WE HAD DISCUSSION AT OUR LAST MEETING ABOUT THE EQUITY FRAMEWORK WITHIN BAHFA, WHICH I REALLY COMMEND, AND THAT'S ANOTHER EXAMPLE OF AS WE DO OUR INFORMATIONAL MEETINGS AND WE'LL BE DOING SOME OF THOSE IN OAKLAND AND ALAMEDA COUNTY, THAT WE'RE ALSO LOOKING AT THE DATA AND WHAT'S NEEDED IN TERMS OF THE TYPE OF HOUSING WE NEED TO BUILD, WE NEED TO ENSURE WHO HAS ACCESS TO THAT HOUSING. SO, EQUITY, I BELIEVE, WHETHER IT'S ECONOMIC, OR RACIAL EQUITY, OR EVEN LOOKING AT EQUITY IN TERMS OF PROVIDING JOBS THROUGH THIS MEASURE, REALLY DOES NEED TO BE GROUNDED IN DATA, AS WELL AS THE CONVERSATIONS THAT I KNOW THAT STAFF WILL BE HAVING. AND IF THERE IS ANY WAY THAT MYSELF OR OTHERS IN OAKLAND CAN HELP SUPPORT THE PROCESS BETWEEN NOW AND APRIL 7TH IS WHEN PERHAPS THE PROPOSAL WILL BE PUBLISHED. PLEASE CALL ON US. THANK YOU.

LISA MOTOYAMA: THANK YOU STAFF, AND THE PUBLIC, FOR ALL THIS WORK. AND I WOULD JUST LIKE TO ECHO WHAT CHAIR ROMERO SAID, THE TENOR OF THIS MEETING IS VERY DIFFERENT. I DO HAVE A QUESTION ABOUT THE TABLE FOUR ABOUT THE COST. AND I JUST WANTED TO UNDERSTAND WHY THE CHOICE OF METRIC WAS THE USE OF

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

LOCAL FUNDS. SO, I THINK THAT THERE ARE MANY, MANY REASONS WHY PROJECTS ARE EXPENSIVE, BUT IT SEEMS CALLING OUT THE USE OF LOCAL FUNDS SEEMS LIKE KIND OF AN INTERESTING CHOICE AS OPPOSED TO HIGHER SERVICES OR HIGHER COST OF LAND, OR LOTS OF OTHER CHOICES THAT YOU COULD HAVE MADE. AND JUST KIND OF -- WHAT POINT ARE YOU DRIVING THIS TOWARDS WITH THAT?

KATE HARTLEY: THROUGH THE CHAIR, WE WERE LOOKING AT THE DATA IN A, SORT OF, AGNOSTIC WAY AND WE KEPT SEEING THOSE DEVELOPMENTS COME IN THAT WERE SIGNIFICANTLY LOWER. AND SO WE DUG INTO THEM AND WE REALIZED THERE IS THIS MODEL AVAILABLE -- THAT IS IN USE, YOU KNOW, OF 12,000 UNITS, 5,000 HAVE BEEN PRODUCED IN THIS WAY BETWEEN 2021 AND 2023, WHERE DEVELOPERS ONLY USE CREDITS, BONDS, AND DEFERRED DEVELOPER FEE, PROJECT AFTER PROJECT, THAT WAS THE CAPITAL STACK, AND THEN WE DUG DEEPER AND WE REALIZED THAT HIGHER COST DEVELOPMENTS ALL HAD LOCAL FUNDS. NOW, THAT IS NO INDICTMENT OF THOSE PROJECTS, AT ALL. MANY OF THOSE PROJECTS ARE URBAN INFILL, SPECIAL NEEDS, 100% HOMELESS. WE KNOW THAT CERTAIN DEVELOPMENTS HAVE HIGHER COST. BUT WE ALSO KNOW THAT THERE'S SOME GRAY AREA THERE BETWEEN THAT EXPENSIVE URBAN INFILL EIGHT STORY 100 SPECIAL NEEDS DEVELOPMENT AND THE 60 -- THE DEVELOPMENT THAT IS, YOU KNOW, FIVE STORIES, SURFACE PARKING, $500,000 A DOOR. LOOKING AT THE DATA, TOGETHER, IT WILL BE SOMETHING THAT WE'RE UNDERTAKING AND WE NEED MORE RESEARCH. WE NEED TO DIG DOWN,

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

AND THERE IS OTHER PEOPLE THROUGHOUT THE INDUSTRY WHO ARE ALSO LOOKING AT THIS, IS ON OUR PLATES. BUT, WE -- THAT WAS THE DISTINCTION THAT REALLY JUMPED OUT. IF YOU TOOK LOCAL FUNDS, YOU WERE BRINGING YOUR PROJECTS AT A LOW COST. IT'S IMPORTANT BECAUSE, ESPECIALLY FOR HOMELESSNESS, AS WE KNOW THAT IN MANY COUNTIES, FOR EVERY PERSON WHO IS UNHOUSED THAT WE FIND -- THAT, YOU KNOW, THEY'RE -- THAT WE CAN CREATE PERMANENT HOUSING FOR, ONE, OR TWO, OR EVENLY, ARE PUSHED INTO HOMELESSNESS. IT REALLY MAKES START THE DEMAND FOR MORE HOUSING. SO IT IMPLEMENTS SOME OF THE CHANGES THAT WE THINK BAHFA CAN FACILITATE LIKE STREAMLINED FINANCING IF YOU DON'T -- THE FEWER SOURCES OF FUNDS THAT YOU HAVE TO PURSUE THE LOWER YOUR COST STRUCTURE IS PRIORITIZING DEVELOPMENT ON PROJECTS THAT HAVE BEEN STREAMLINE ENTITLEMENTS WE KNOW THAT WE CAN -- JUST IN THE NEWS TODAY WAS A PROJECT THAT EDEN HOUSING IS DOING IN LIVERMORE THAT HAS BEEN IN LITIGATION FOR YEARS AND YEARS. THOSE PROJECT COSTS GO UP MORE RATIONAL STATE FUNDING SYSTEM. IF YOU HAVE TO GO YEAR AFTER YEAR IN APPLICATIONS AT THE STATE, THAT'S GOING TO COST -- THAT'S GOING TO CREATE COST ESCALATION. SO, ALL OF THOSE THINGS NEED TO COME INTO PLAY. THE POINT BEING WE CAN HAVE RESOURCES TO DO MANY OF THOSE THINGS WITH THIS BOND AND BRING COSTS DOWN TO SOME EXTENT. YOU KNOW, UNDERSTANDING EXACTLY WHAT THE ISSUES ARE AND BUILD MORE HOUSING BECAUSE WE KNOW WE NEED THAT.

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

LISA MOTOYAMA: THANK YOU FOR THAT REALLY GREAT ANSWER.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: ALL RIGHT SEEING NO ONE ELSE. LET'S GO TO THE VIRTUAL PARTICIPANTS.

CLERK OF THE BOARD: THERE WERE HANDS RAISED, BUT I DON'T SEE NO HANDS RAISED FROM OUR COMMITTEE MEMBERS AT THE MOMENT.

CHAIR, ALFREDO PEDROZA, MTC BAHFAOC: ALL RIGHT. I'LL BACK TO THE BOARD. THIS WAS AN INFORMATIONAL ITEM ONLY. I DON'T HAVE ANY OTHER PARTING WORDS. I DO APPRECIATE CHAIR ROMERO FOR CHAIRING THE LAST MEETING. IT WAS A BIT MORE CONTENTIOUS. THAT'S JUST THE DRAW SOMETIMES. (LAUGHTER) ON THAT NOTE. THANK YOU TO THE STAFF AND THE PUBLIC FOR YOUR ENGAGEMENT. WE'RE ALL TRYING TO SHAPE SOMETHING HERE THAT IS GENERATIONAL FOR ALL OF US. AT THIS POINT, PROCEEDING TO ITEM 8. THE NEXT MEETING JOINT MEETING, WHICH CHAIR ROMERO WILL CHAIR, IS SCHEDULED FOR WEDNESDAY APRIL 10TH ANY CHANGES WILL BE DULY NOTED. THANK YOU, ALL. [ADJOURNED]

This transcript was prepared from television closed captioning and is not certified for its form or content. Errors and omissions within this transcript have likely occurred. This document is provided as a convenience only and is not an official record of any action taken.

Broadcasting Government