

An aerial photograph of a city street grid, viewed from a high angle. The image is heavily blurred and has a monochromatic blue color scheme, with varying shades of blue creating a sense of depth and texture. The street lines form a complex, intersecting pattern across the frame.

# **ASSOCIATION OF BAY AREA GOVERNMENTS**

## **Meeting Transcript**



APRIL 18, 2024

1

**EXECUTIVE BOARD**

2

**THURSDAY, APRIL 18<sup>TH</sup>, 2024, 5:00 PM**

3

4

**PRES. BELIA RAMOS:** I WOULD NOW LIKE TO CALL TO ORDER THIS

5

MEETING OF THE ABAG EXECUTIVE BOARD APRIL 18, 2024. THIS

6

MEETING IS BEING WEBCAST ON THE ABAG WEBSITE. EXECUTIVE BOARD

7

MEMBERS PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE THE

8

RAISE HAND FEATURE AND WE WILL CALL UPON YOU TO SPEAK. MEMBERS

9

OF THE PUBLIC PARTICIPATING BY ZOOM WHO WOULD LIKE TO GIVE

10

PUBLIC COMMENT ON ANY AGENDA ITEM AND USE THE RAISE HAND

11

FEATURE OR DIA\* 9. MEMBERS OF PUBLIC IN THE BOARD ROOM SHOULD

12

FORM A LINE NEAR THE PODIUM. THE CLERK WILL CALL UPON YOU TO

13

SPEAK. A ROLL CALL VOTE WILL BE CONDUCTED FOR AGENDA ITEMS

14

BECAUSE OF THE MULTIPLE REMOTE TELECONFERENCE PARTICIPATION

15

LOCATIONS. AT THIS TIME, I WOULD ASK THAT YOU ALL JOIN ME IN

16

THE PLEDGE OF ALLEGIANCE. I PLEDGE ALLEGIANCE TO THE FLAG OF

17

THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT

18

STANDS, ONE NATION UNDER GOD INDIVISIBLE WITH LIBERTY AND

19

JUSTICE FOR ALL. THANK YOU, WILL THE ABAG CLERK PLEASE CONDUCT

20

THE ROLL AND CONFIRM A QUORUM.

21

22

**CLERK, FRED CASTRO:** YES, MA'AM. MAYOR ADAMS.

23

24

**SUSAN ADAMS:** HERE.

25



## Meeting Transcript

APRIL 18, 2024

1 **CLERK, FRED CASTRO:** SUPERVISOR ANDERSEN.

2

3 **CANDACE ANDERSEN:** HERE.

4

5 **CLERK, FRED CASTRO:** MAYOR ARREGUIN.

6

7 **V. PRES. JESSE ARREGUIN:** HERE.

8

9 **CLERK, FRED CASTRO:** COUNCILMEMBER FORTUNATO BAS.

10

11 **SPEAKER:** HERE.

12

13 **CLERK, FRED CASTRO:** SUPERVISOR CARLSON IS ABSENT.

14

15 **PRES. BELIA RAMOS:** HE'S HERE. SORRY, FRED. WE'RE HAVING SOME  
16 BUTTON -- NEW BUTTON ISSUES.

17

18 **SPEAKER:** HERE.

19

20 **CLERK, FRED CASTRO:** GREAT, THANK YOU, I GOT YOU, SUPERVISOR  
21 CARLSON. THANK YOU. COUNCILMEMBER COHEN.

22

23 **DAVID COHEN:** YES.

24

25 **CLERK, FRED CASTRO:** SUPERVISOR CORZO.



## Meeting Transcript

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1

2 **PRES. BELIA RAMOS:** SHE'S NOT HERE IN SACRAMENTO.

3

4 **CLERK, FRED CASTRO:** THANK YOU. SHE IS ABSENT. COUNCILLOR  
5 MEMBER EKLUND.

6

7 **PAT EKLUND:** PRESENT. WAIT A MINUTE, I'M LOCATED ON THE FRONT  
8 PORCH OF 112 TRELIS DRIVE, SAN RAFAEL, CALIFORNIA.

9

10 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR ELLENBERG.

11

12 **SUSAN ELLENBERG:** I'M HERE.

13

14 **CLERK, FRED CASTRO:** COUNCILMEMBER FIFE.

15

16 **CARROLL FIFE:** PRESENT HERE AND IN ROOM 2 AT 1 FRANK OGAWA  
17 PLAZA, OAKLAND, CALIFORNIA.

18

19 **CLERK, FRED CASTRO:** COUNCILMEMBER FLIGOR.

20

21 **NEYSA FLIGOR:** HERE AT THE SACRAMENTO LOCATION.

22

23 **CLERK, FRED CASTRO:** COUNCILMEMBER GARCIA.

24

25 **LEON GARCIA:** HERE.



## Meeting Transcript

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1

2 **CLERK, FRED CASTRO:** DIRECTOR HILLIS. SUPERVISOR LEE.

3

4 **PRES. BELIA RAMOS:** HE IS PRESENT HERE IN SACRAMENTO. PRESS  
5 YOUR GREEN BUTTON.

6

7 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR MANDELMAN IS ABSENT.  
8 SUPERVISOR MARQUEZ.

9

10 **ELISA MARQUEZ:** PRESENT IN HAYWARD.

11

12 **CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER MARTINEZ-BELTRAN.

13

14 **YVONNE MARTINEZ-BELTRAN:** HERE.

15

16 **CLERK, FRED CASTRO:** MILEY.

17

18 **NATHAN MILEY:** HERE.

19

20 **CLERK, FRED CASTRO:** MAYOR MOY IS ABSENT. SUPERVISOR MUELLER IS  
21 ABSENT. COUNCILMEMBER NAGALES.

22

23 **MARK NAGALES:** HERE.

24

25 **CLERK, FRED CASTRO:** COUNCILMEMBER ORTIZ.



## Meeting Transcript

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1

2 **PETER ORTIZ:** PRESENT.

3

4 **CLERK, FRED CASTRO:** SUPERVISOR RABBITT.

5

6 **DAVID RABBITT:** HERE IN SACRAMENTO.

7

8 **CLERK, FRED CASTRO:** COUNCILMEMBER REID.

9

10 **TREVA REID:** HERE.

11

12 **CLERK, FRED CASTRO:** ROMERO.

13

14 **CARLOS ROMERO:** HERE.

15

16 **CLERK, FRED CASTRO:** SUPERVISOR SACKETT.

17

18 **MARY SACKETT:** HERE.

19

20 **CLERK, FRED CASTRO:** COUNCILMEMBER SILVA.

21

22 **CINDY SILVA:** HERE IN SACRAMENTO.

23

24 **CLERK, FRED CASTRO:** COUNCILMEMBER TIEDEMANN.

25



## Meeting Transcript

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1   **AARON TIEDEMANN:** HERE.

2

3   **CLERK, FRED CASTRO:** SUPERVISOR WILLIAMS IS ABSENT. ACTUALLY,  
4   WE HAVE SUPERVISOR BROWN.

5

6   **SPEAKER:** YES, A WILLIAMS ALTERNATE, THANK YOU, FRED. AND WHERE  
7   AM I? SOLANO COUNTY, SORRY.

8

9   **CLERK, FRED CASTRO:** THANK YOU. DIRECTOR GLUCKSTEIN?

10

11   **DIRECTOR GLUCKSTEIN:** HERE.

12

13   **CLERK, FRED CASTRO:** DID I MISS ANYBODY? QUORUM IS PRESENT.

14

15   **PRES. BELIA RAMOS:** THANK YOU. SUPERVISOR BROWN, WE ASK  
16   OURSELVES THAT ALL THE TIME, SO WE'RE ALL GOOD. NEXT, MOVING  
17   ON TO AGENDA ITEM 2, DO WE HAVE ANY EXECUTIVE BOARD MEMBER  
18   ANNOUNCEMENTS? I WILL ASK CLERK STAFF REMOTE AND IN THE  
19   BOARDROOM TO HELP ME OUT IF THERE ARE ANY RAISE HANDS  
20   FEATURES, BECAUSE THESE SCREENS ARE VERY SMALL. SUPERVISOR  
21   MARQUEZ? DO YOU HAVE AN EXECUTIVE BOARD ANNOUNCEMENT? WE'LL  
22   CALL ON YOU FIRST.

23

24   **ELISA MARQUEZ:** THANK YOU, CHAIR RAMOS. I HAVE A REQUEST AND  
25   RESPECTFULLY ASKING IF WE COULD PLEASE MOVE UP ITEM 10A, 10B



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1 AND 10C, IF WE COULD TAKE THAT UP FIRST. I AM CO-HOSTING AN  
2 EVENT HERE AT HAYWARD CITY HALL, AND I HAVE TO DISCONNECT BY  
3 6:05, SO I JUST WANT TO MAKE SURE WE'RE ABLE TO RETAIN QUORUM.  
4 THANK YOU.

5

6 **PRES. BELIA RAMOS:** THANK YOU SO MUCH, SUPERVISOR. I WILL MAKE  
7 ADJUSTMENTS ACCORDINGLY SO THAT WE CAN HANDLE THAT. ANY OTHER  
8 EXECUTIVE BOARD MEMBERS WISHING TO MAKE AN ANNOUNCEMENT? OKAY.  
9 SEEING NONE, I'LL MOVE ON TO ITEM NO. 3, THE PRESIDENT'S  
10 REPORT. FIRST OF ALL, I JUST WANT TO SAY THANK YOU TO SCAG FOR  
11 THEIR HOSPITALITY HERE IN ACCOMMODATING SO MANY OF US HERE  
12 WHILE WE ARE HERE ON THE CAL CITIES AND THE CSAC LEGISLATIVE  
13 CONFERENCE DAYS HERE IN SACRAMENTO, AND TO ALL THE REMOTE  
14 LOCATIONS FOR MAKING THIS WORK. AS WE KNOW, THIS IS A PIVOTAL  
15 DAY FOR US HERE AT ABAG, AND SO YOUR COMMITMENT OF BEING  
16 PRESENT AND MAKING SURE THAT WE HAD ENOUGH NUMBERS IN THE  
17 REGION FOR QUORUM, REALLY, REALLY APPRECIATE YOUR DEDICATION.  
18 ON OUR AGENDA TONIGHT WE HAVE A NUMBER OF CONSENT ITEMS,  
19 INCLUDING AN AMENDMENT TO FISCAL YEAR 23-24 BUDGET, AND A FEW  
20 ITEMS FOR YOUR CONSIDERATION, INCLUDING THE FISCAL YEAR BUDGET  
21 FOR 24-25 AND WORK PROGRAM AND THREE RELATED ITEMS TO THE  
22 BAHFA REGIONAL HOUSING BALLOT MEASURE, THE STAR OF THE SHOW  
23 THIS EVENING. AMONG THE THREE BAHFA AGENDA ITEMS IS THE  
24 INITIATING RESOLUTION REQUIRED TO PLACE THE AFFORDABLE HOUSING  
25 BOND MEASURE ON THE BALLOT. THIS IS AN INCREDIBLY IMPORTANT



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1 MILESTONE FOR OUR REGION, AND I TRULY WANT TO EXPRESS MY  
2 APPRECIATION FIRST TO OUR STAFF. THE AMOUNT OF WORK THAT HAS  
3 GONE INTO GETTING TO THIS POINT HAS BEEN NOTHING SHORT OF  
4 INCREDIBLE. TO MY COLLEAGUES FOR ALL OF YOUR HOURS, YOUR  
5 THOUGHTFUL DIALOGUE, THIS HAS BEEN YEARS IN THE MAKING, RIGHT?  
6 AND SOME OF US ARE LONG ENOUGH IN THE TOOTH HERE TO REMEMBER  
7 WHEN IT ALL STARTED, LOOKING OVER HERE TO SUPERVISOR RABBITT  
8 WHO ACTUALLY SHARED A HEAVY BURDEN IN THIS LIFT HERE. AND TO  
9 ALL OF THE STAKEHOLDERS WHO WORKED SO HARD TO ENGAGE WITH OUR  
10 STAFF AND WITH OUR BOARD MEMBERS OVER THE LAST FEW YEARS, I  
11 REALLY, REALLY APPRECIATE THIS. THIS IS TRULY A REMARKABLE  
12 MILESTONE MEASURE FOR OUR REGION TO BE ABLE TO BRING NEW  
13 SUBSTANTIAL RESOURCES TO HOUSING IN THE BAY AREA, AND AS I'VE  
14 SAID BEFORE, THIS IS A ONCE-IN-A-GENERATION OPPORTUNITY, AND I  
15 AM SO GRATEFUL THAT WE ARE AT THIS MOMENT, AND I LOOK FORWARD  
16 TO THIS EVENING'S DIALOGUE. I WOULD LIKE TO REMIND MY  
17 COLLEAGUES THAT THE GENERAL ASSEMBLY IS ON JUNE 21 AT THE  
18 OAKLAND MUSEUM OF CALIFORNIA. THAT'S A FRIDAY, AND IT'S -- I  
19 THINK THE CALL TIME IS AN 8 A.M., WHICH -- YOU KNOW I DIDN'T  
20 SET IT BECAUSE I'M NOT AN 8 A.M. PERSON, BUT THAT'S THE CALL  
21 TIME. SO JUNE 21. I LOOK FORWARD TO ALL OF OUR GENERAL  
22 ASSEMBLY DELEGATES BEING THERE. OF COURSE, EXECUTIVE BOARD  
23 MEMBERS IF YOU AREN'T THE DELEGATE, YOU ALSO ARE MORE THAN  
24 WELCOME TO JOIN US IN THAT DISCUSSION. NEXT, I WILL TURN IT  
25 OVER, UNLESS THERE ARE ANY QUESTIONS FROM EXECUTIVE BOARD



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1 MEMBERS ON THE PRESIDENT'S REPORT? OKAY, SEEING NONE, I'M  
2 GOING TO TURN IT OVER TO OUR EXECUTIVE DIRECTOR.

3

4 **SPEAKER:** THANK YOU, PRESIDENT RAMOS, I JUST WANTED A SECOND TO  
5 REITERATE THE PRESIDENT'S THANKS TO ALL THE ABAG EXECUTIVE  
6 BOARD MEMBERS FOR THEIR COMMITMENT TO BAHFA AND FOR GETTING US  
7 TO THIS MILESTONE. AS PRESIDENT RAMOS SAID, IT'S A CULMINATION  
8 OF A LOT OF YEARS OF WORK, OF HARD WORK, AND WITH YOUR ACTION  
9 TONIGHT, YOU REALLY SET THE STAGE FOR THE HOME STRETCH THAT  
10 BRINGS A BUNCH OF RESOURCES OR GIVES US A CHANCE TO BRING A  
11 BUNCH OF RESOURCES TO PROVIDE HOUSING FOR BAY AREA RESIDENTS,  
12 SO THANK YOU FOR THAT.

13

14 **PRES. BELIA RAMOS:** EXCELLENT. THIS DOES CONCLUDE THE  
15 PRESIDENT'S REPORT AND THE EXECUTIVE DIRECTOR'S REPORT. ARE  
16 THERE ANY QUESTIONS FROM BOARD MEMBERS? SEEING NONE, I'LL ASK  
17 IF THERE'S ANY PUBLIC COMMENT ON THE PRESIDENT'S REPORT AND ON  
18 THE EXECUTIVE DIRECTOR'S REPORT. I DO NOT SEE ANY PUBLIC  
19 COMMENT HERE IN SACRAMENTO. I'LL TURN IT OVER TO YOU, FRED.

20

21 **CLERK, FRED CASTRO:** THANK YOU. THERE ARE NO MEMBERS OF THE  
22 PUBLIC IN THE BOARD FOR PUBLIC COMMENT, NO MEMBERS OF THE  
23 PUBLIC IN THE ATTENDEE SPACE FOR PUBLIC COMMENT, AND IF ANY OF  
24 THE TELECONFERENCE LOCATIONS, IF YOU HAVE ANY PUBLIC MEMBERS,  
25 IF YOU CAN LET US KNOW IF THERE ARE ANY MEMBERS WISHING TO



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1 SPEAK FROM YOUR LOCATION. SEEING NONE, NO PUBLIC COMMENT ON  
2 THIS ITEM, THANK YOU.

3

4 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. WE ARE NOW MOVING ON TO  
5 AGENDA ITEM 5, AND THAT IS OUR CONSENT CALENDAR. FOR YOUR  
6 APPROVAL THIS EVENING, WE HAVE ITEMS 5A THROUGH 5I. UNLESS  
7 THERE IS ANY MEMBER OF THE BOARD WISHING TO TAKE ONE OF THESE  
8 ITEMS SEPARATELY, I WOULD ASK FOR A MOTION AND A SECOND.

9

10 **DAVID RABBITT:** SO MOVED.

11

12 **NEYSA FLIGOR:** SECOND.

13

14 **PRES. BELIA RAMOS:** WE HAVE A MOTION BY SUPERVISOR RABBITT, A  
15 SECOND BY COUNCILMEMBER FLIGOR. ARE THERE ANY DISCUSSION FROM  
16 BOARD MEMBERS? SEEING NONE, I'LL ASK IF THERE IS ANY PUBLIC  
17 COMMENT. I DO NOT HAVE ANY PUBLIC COMMENT HERE IN SACRAMENTO.  
18 MR. CLERK, WOULD YOU TELL US IF THERE'S ANY PUBLIC COMMENT ON  
19 THE CONSENT CALENDAR?

20

21 **CLERK, FRED CASTRO:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR  
22 THIS ITEM, NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR  
23 PUBLIC COMMENT, NONE IN THE PUBLIC SPACE AND NO OTHERS. THANK  
24 YOU.

25



## Meeting Transcript

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1   **PRES. BELIA RAMOS:** THANK YOU SO MUCH. BRINGING IT BACK TO THE  
2   BOARD, WE HAVE A MOTION BY SUPERVISOR RABBITT, A SECOND BY  
3   COUNCILMEMBER FLIGOR. I WOULD ASK THE CLERK TO PLEASE CONDUCT  
4   A ROLL CALL VOTE ON THE CONSENT CALENDAR.

5

6   **CLERK, FRED CASTRO:** MAYOR ADAMS.

7

8   **SUSAN ADAMS:** YES.

9

10   **CLERK, FRED CASTRO:** SUPERVISOR ANDERSEN.

11

12   **CANDACE ANDERSEN:** YES.

13

14   **CLERK, FRED CASTRO:** MAYOR ARREGUIN.

15

16   **V. PRES. JESSE ARREGUIN:** YES.

17

18   **CLERK, FRED CASTRO:** COUNCILMEMBER FORTUNATO BAS.

19

20   **NIKKI FORTUNATO BAS:** YES.

21

22   **CLERK, FRED CASTRO:** SUPERVISOR CARLSON.

23

24   **KEN CARLSON:** YES.

25



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1 **CLERK, FRED CASTRO:** COUNCILMEMBER COHEN.

2

3 **DAVID COHEN:** YES.

4

5 **CLERK, FRED CASTRO:** SUPERVISOR CORZO. COUNCILMEMBER EKLUND.

6

7 **PAT EKLUND:** YES.

8

9 **CLERK, FRED CASTRO:** SUPERVISOR ELLENBERG.

10

11 **SUSAN ELLENBERG:** YES.

12

13 **CLERK, FRED CASTRO:** COUNCILMEMBER FIFE.

14

15 **CARROLL FIFE:** YES.

16

17 **CLERK, FRED CASTRO:** COUNCILMEMBER FLIGOR.

18

19 **NEYSA FLIGOR:** YES.

20

21 **CLERK, FRED CASTRO:** COUNCILMEMBER GARCIA.

22

23 **LEON GARCIA:** YES.

24

25 **CLERK, FRED CASTRO:** DIRECTOR HILLIS.



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1

2 **SPEAKER:** AYE.

3

4 **CLERK, FRED CASTRO:** SUPERVISOR LEE. IS SUPERVISOR LEE IN  
5 SACRAMENTO?

6

7 **OTTO LEE:** THE VOTE IS AYE, THANK YOU.

8

9 **CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR MANDELMAN IS ABSENT.  
10 SUPERVISOR MARQUEZ.

11

12 **SPEAKER:** AYE.

13

14 **CLERK, FRED CASTRO:** COUNCILMEMBER MARTINEZ-BELTRAN.

15

16 **SPEAKER:** AYE.

17

18 **CLERK, FRED CASTRO:** MAYOR MOY IS ABSENT. SUPERVISOR MUELLER IS  
19 ABSENT. COUNCILMEMBER MARK NAGALES.

20

21 **SPEAKER:** AYE.

22

23 **CLERK, FRED CASTRO:** SUPERVISOR RAMOS.

24

25 **PRES. BELIA RAMOS:** YES.



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1

2 **CLERK, FRED CASTRO:** COUNCILMEMBER REID.

3

4 **TREVA REID:** YES.

5

6 **CLERK, FRED CASTRO:** SUPERVISOR SACKETT.

7

8 **MARY SACKETT:** YES.

9

10 **CLERK, FRED CASTRO:** COUNCILMEMBER SILVA.

11

12 **SPEAKER:** AYE.

13

14 **CLERK, FRED CASTRO:** COUNCILMEMBER TIEDEMANN.

15

16 **SPEAKER:** AYE.

17

18 **CLERK, FRED CASTRO:** SUPERVISOR BROWN.

19

20 **SPEAKER:** YES.

21

22 **CLERK, FRED CASTRO:** DIRECTOR GLUCKSTEIN.

23

24 **SPEAKER:** AYE.

25



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1 **CLERK, FRED CASTRO:** THANK YOU. THE MOTION PASSES UNANIMOUSLY.

2

3 **PRES. BELIA RAMOS:** THANK YOU SO MUCH, MR. CLERK. AT THIS TIME  
4 I'M GOING TO COME BACK AT A LATER TIME TO ITEMS 6A, 7A, 7B AND  
5 8A. WHAT I WOULD ASK STAFF IN CONSIDERATION OF THE QUORUM  
6 LIMITATION, I DO KNOW THAT WE HAVE SOME NOTICE LIMITATIONS  
7 REGARDING THE BUDGET, SO UNLESS I HEAR OTHERWISE FROM STAFF, I  
8 THINK THE NEXT PRUDENT ITEM TO TAKE UP WOULD BE THE BUDGET AND  
9 WORK PLAN ITEM 9A. CAN OUR EXECUTIVE DIRECTOR PLEASE CONFIRM  
10 THAT THIS IS THE BEST METHOD TO PROCEED TO ENSURE WE HAVE  
11 QUORUM?

12

13 **ANDREW FREMIER:** YEAH, I THINK THAT WORKS.

14

15 **PRES. BELIA RAMOS:** OKAY, PERFECT. SO LET ME -- GIVE ME ONE  
16 SECOND WHILE I PIVOT HERE, AND WE ARE GOING TO MOVE ON, AND MY  
17 APOLOGIES FOR THE CHANGING HERE. JUST ONE MOMENT. AUTHORIZING  
18 THE PROPOSED FISCAL YEAR 24-25 ASSOCIATION OF ASSOCIATION OF  
19 BAY AREA GOVERNMENTS ABAG OPERATING GOVERNMENT AND WORK PLAN  
20 FOR REFERRAL TO THE GEN ASSEMBLY FOR FINAL REVIEW AND APPROVAL  
21 AT ITS ANNUAL MEETING. THIS IS AN ACTION ITEM OF THIS BOARD,  
22 AND DEREK HANSEL WILL GIVE THE REPORT. MR. HANSEL?

23

24 **DEREK HANSEL:** THANK YOU, PRESIDENT RAMOS. IF STAFF WOULD BRING  
25 UP THE PRESENTATION. I RECOGNIZE YOU HAVE A BIT TO CONSIDER



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1 LATER ON, SO WE'LL BE SUPER QUICK, BUT HAPPY TO TAKE  
2 QUESTIONS. JUST NOTE FOR THE RECORD THERE WAS AN UPDATED  
3 UPDATE TO SLIDE 5, WHICH DOES REFLECT THE CORRECT BUDGET  
4 AMENDMENT VALUE, ONE VALUES FOR BAYREN. THERE ARE NO CHANGES  
5 TO THE PROPOSED BUDGET FROM WHAT IS SHOWN IN THE PRESENTATION  
6 THAT WAS EARLIER CIRCULATED. THE BUDGET FOR 24-25 DOES INCLUDE  
7 ALLOCATION OF REVENUE AND EXPENSES FOR ALL OF ABAG'S OPERATING  
8 FUNDS, INCLUDING THE ABAG ADMINISTRATIVE BUDGET, THE BAYREN  
9 BUDGET, AND THE SAN FRANCISCO ESTUARY PARTNERSHIP BUDGET. WE  
10 WILL POWER, THE ABAG POWER BUDGET WAS DISCUSSED EARLIER TODAY,  
11 AND WE WILL BE BRINGING ABAG FAN, THE FINANCE AUTHORITY FOR  
12 NON-PROFIT CORPORATIONS, AT A LATER TIME. NEXT SLIDE, PLEASE.  
13 SORRY ABOUT THAT. IT SEEMS LIKE EVERY TIME WE TALK ABOUT THE  
14 ADMINISTRATIVE BUDGET UNFORTUNATELY WE ARE TALKING ABOUT  
15 BUDGET CHALLENGES IN THE ADMINISTRATIVE BUDGET. THAT  
16 STRUCTURAL DEFICIT WHICH WE HAVE BEEN TALKING ABOUT FOR SOME  
17 TIME NOW CONTINUES TO PERSIST. PENSION COSTS ARE UP THIS YEAR  
18 BY \$1 MILLION, NEARLY DOUBLING FROM THE PREVIOUS YEAR. WE HAVE  
19 IDENTIFIED PREVIOUSLY THAT THESE PENSION COSTS WERE GOING TO  
20 BE HIGHLY VOLATILE. GUESS WHAT? THEY ARE HIGHLY VOLATILE, AND  
21 YOU KNOW, WHILE WE THINK IT'S LIKELY TO BE ABOUT THIS SAME  
22 NUMBER NEXT YEAR, IT'S ALWAYS A FUNCTION OF THE MARKET  
23 PERFORMANCE. IN THIS PARTICULAR CHANGE IT WAS A FUNCTION OF  
24 BOTH MARKET PERFORMANCE AND SOME CHANGES IN ACTUARIAL  
25 ASSUMPTIONS THAT HAD BEEN MADE, BUT IT'S NOTABLE THAT THIS



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1 \$2.1 MILLION AMORTIZATION OF THE UNFUNDED LIABILITY REPRESENTS  
2 ABOUT 70% OF THE DUES OF THE MEMBERS. IT JUST DOESN'T SEEM  
3 LIKE A GOOD WAY TO CONTINUE TO PERSIST. CERTAINLY WHEN IT KIND  
4 OF BURIES THE HEADLINE OF WHAT ALL THE REALLY GOOD WORK THAT  
5 THIS AGENCY IS DOING WITH THOSE DUES. WE NOTE THAT WE HAVE  
6 BEEN TALKING PREVIOUSLY ABOUT TRYING TO CHANGE AND FULLY  
7 RECOVER THE COSTS THAT MTC PROVIDES TO SUPPORT THIS  
8 ORGANIZATION. WE HAD MADE SOME STEPS TOWARD THAT LAST YEAR.  
9 FRANKLY, AS WE HAD DISCUSSED, WE WERE HOPING TO MAKE  
10 ADDITIONAL STEPS IN THAT REGARD THIS YEAR. WE ARE UNABLE TO DO  
11 THAT, SO I JUST NOTE THAT THAT'S KIND OF LOCKED IN FROM LAST  
12 YEAR. SO YOU KNOW, AS NOTED IN THAT LAST POINT, THE  
13 ADMINISTRATIVE BUDGET REALLY DOES NOT FACTOR IN ANY STAFFING  
14 COSTS FOR THE PROVISION OF ADMINISTRATIVE SERVICES THAT COME  
15 FROM MTC STAFF NOW. NEXT SLIDE, PLEASE. SO WHAT DOES THE  
16 BUDGET LOOK LIKE? WELL, WE ARE UP TO BUDGET OF ABOUT \$3.7  
17 MILLION PROPOSED IN REVENUE AND \$4.1 MILLION, ALMOST \$4.2  
18 MILLION IN EXPENSE. OBVIOUSLY THAT LEAVES US SHORT. THE GOOD  
19 NEWS IS WE DO HAVE WHAT WE ANTICIPATE TO BE A REASONABLE  
20 BUDGET SURPLUS FROM THIS CURRENT FISCAL YEAR THAT WE'RE  
21 INTENDING ON PROPOSING TO BE ROLLED OVER. WE HAVE ALREADY  
22 COLLECTED THE REVENUE FROM THAT FROM THE MEMBERS. WE DO  
23 ANTICIPATE THAT THERE WILL BE A SHORT -- A SMALL DEFICIT OF  
24 AROUND \$50,000 AFTER THAT, AND WE WOULD PROPOSE TO DRAW THAT  
25 FROM ABAG'S REASONABLY MODEST RESERVES. I WOULD NOTE THAT IN



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1 ORDER TO -- YOU KNOW, TO DO SOME OF THE THINGS THAT MADE THIS  
2 WORK, WE HAVE DEFERRED WEBSITE WORK INTO A FOLLOWING FISCAL  
3 YEAR. IT'S ALSO NOTABLE THAT THERE ARE SOME COSTS THAT HAVE  
4 COME OUT OF THIS, SPECIFICALLY SOME AUDIT EXPENSES THAT WE  
5 HAVE BEEN ABLE TO -- YOU KNOW, THAT WE ARE MOVING OFF OF THE  
6 ABAG ADMINISTRATIVE BUDGET AND SHARING INTO THE BAYREN BUDGET.  
7 THE AUDIT COSTS REALLY ARE ASSOCIATED MOSTLY WITH THE  
8 PROGRAMS, AND SO WE'RE MOVING THAT AUDIT COST SPECIFICALLY TO  
9 THE BAYREN PROGRAM. I WOULD NOTE THAT THE AUDIT COSTS  
10 ASSOCIATED WITH THE SFEP PROGRAM, WHICH HAS ITS OWN BUDGETARY  
11 CHALLENGES FOR NON-GRANT-RELATED WORK, THAT IS BEING RETAINED  
12 ON THE -- ADMINISTRATIVE BUDGET AT THIS TIME. AND SO TALKING  
13 QUICKLY ABOUT BAYREN. NEXT SLIDE. IN JULY OF 2023, THE CPUC  
14 APPROVED BAYREN'S STRATEGIC BUSINESS PLAN THROUGH 2031. THAT  
15 ADDED NEW EQUITY INITIATIVES AND EXPANDED PORTFOLIO THAT  
16 INCLUDES PUBLIC SECTOR REFRIGERANT REPLACEMENT AND A VARIETY  
17 OF WORKFORCE PROGRAMS. SO THE PROPOSED BUDGET IS CONSISTENT  
18 WITH THIS BUSINESS PLAN APPROVED BY ITS CPUC AND A FUNDING  
19 AGREEMENT THAT RUNS THROUGH FISCAL 27. STAFFING AND OVERHEAD  
20 COSTS ARE \$3.2 MILLION. THAT'S A \$600,000 INCREASE FROM THE  
21 PRIOR YEAR, AND THAT HELPS US SUPPORT THE IMPLEMENTATION OF  
22 THOSE NEW PROGRAMS AND EQUITY INITIATIVES. THERE ARE  
23 CONSULTANT LINE ITEMS, INCLUDING COUNTY CONTRACTS, FOR JUST  
24 UNDER \$12 MILLION, AND THE RISING SUN CENTER, A LITTLE UNDER  
25 \$3 MILLION. THE OTHER LINE ITEM DOES THE INCREASES FOR SOME



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1 SOFTWARE LICENSES FOR CLOUD DATA MANAGEMENT AND DATA  
2 VISUALIZATION. NEXT SLIDE. THIS PARTNERSHIP CONTINUES TO SEE  
3 VERY STRONG GRANT FUNDING, PRIMARILY NEW FEDERAL GRANTS FROM  
4 THE EPA, AND CONTINUED STATE GRANTS FROM THE DEPARTMENT OF  
5 WATER RESOURCES. LAST MONTH EPA ANNOUNCED \$43.5 MILLION FOR  
6 THE WATER IMPROVEMENT FUND AND GRANTS FOR SAN FRANCISCO BAY  
7 AND ITS WATERSHED. THE EPA ALSO ANNOUNCED A NEW PROGRAM OFFICE  
8 IN SAN FRANCISCO TO ADVANCE EPA'S WORK IN THE REGION. WE ARE  
9 PROPOSING STAFF AND OVERHEAD INCREASES OF ABOUT \$1.1 MILLION.  
10 THAT INCREASES IT TO ABOUT \$3.8 MILLION, AND THAT WOULD  
11 SUPPORT THE IMPLEMENTATION OF NEW PROGRAMS, SUCH AS THE  
12 WETLANDS REGIONAL MONITORING PROGRAM AND NEW WATER QUALITY  
13 IMPROVEMENT FUND GRANTS, AND ALSO REFLECTS AN INCREASE IN  
14 OVERALL COST RECOVERIES. SO WITH THAT WE DO REQUEST THAT THIS  
15 BOARD RECOMMEND THE APPROVAL OF THE RESOLUTION NO. 5-2024  
16 APPROVING THE 24-25 OPERATING BUDGET AND THE WORK PROGRAM AND  
17 TO SUBMIT THAT TO THE GENERAL ASSEMBLY FOR FINAL APPROVAL.  
18 WITH THAT, HAPPY TO TAKE ANY QUESTIONS.

19

20 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. I'LL ASK ARE THERE ANY -

21 -

22

23 **V. PRES. JESSE ARREGUIN:** MADAM PRESIDENT, THIS IS THE VICE  
24 PRESIDENT. I HAVE A QUESTION. THANK YOU FOR PRESENTING A  
25 BALANCED BUDGET. I WILL BRING UP WHAT I THINK YOU THOUGHT I



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1 WOULD BRING UP WHICH IS WE STILL HAVE A STRUCTURAL DEFICIT,  
2 AND SO A COUPLE YEARS AGO WE MET TO -- IN A RETREAT TO EXPLORE  
3 A COUPLE OF OPTIONS, INCLUDING A POTENTIAL LOAN FROM MFC,  
4 PENSION BONDS, ALTHOUGH THOSE WERE SOUNDLY REJECTED BY THE  
5 BOARD AT THE TIME. LOOKING AT SELLING PART OF OUR CONDOMINIUM  
6 INTERESTS, SO WANTED TO JUST REQUEST THAT WE RENEW THOSE  
7 DISCUSSIONS AT THE FINANCE COMMITTEE. I'M ONLY HERE FOR  
8 ANOTHER SEVEN MONTHS, SO I'D LIKE TO GET THIS DONE BEFORE I  
9 LEAVE THE EXECUTIVE BOARD, AND I EXPECT THIS WILL BE SOMETHING  
10 THE DELEGATES WILL ASK IN JUNE, SO I THINK IF WE CAN BEGIN  
11 THOSE CONVERSATIONS, WE CAN MAKE IT VERY CLEAR THAT WE ARE  
12 CONTINUING TO WORK ON THIS.

13

14 **DEREK HANSEL:** ABSOLUTELY. WE ACTUALLY DID MEET WITH THE  
15 PRESIDENT UP IN NAPA COUNTY EARLIER THIS WEEK AND HAD  
16 DISCUSSIONS ALONG THOSE LINES. CERTAINLY THESE ARE HUGE  
17 SERIOUS ISSUES. WE TAKE THEM VERY SERIOUSLY, AND WE DO WANT TO  
18 CONTINUE TO ADVANCE THAT DISCUSSION. AND CERTAINLY HOPE WE CAN  
19 COME TO CLOSURE RELATIVELY SOON. AGAIN, WE RECOGNIZE THE  
20 CHALLENGE THAT THIS VOLATILITY PRESENTS TO THE MEMBERS, BOTH  
21 FROM A FINANCIAL PERSPECTIVE, BUT AGAIN, EQUALLY IMPORTANTLY  
22 JUST IN TERMS OF KIND OF BURYING THE LEAD, WHICH IS ALL THE  
23 GOOD WORK THAT THIS BOARD AND THE PROGRAM AS A WHOLE IS DOING.

24



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1   **PRES. BELIA RAMOS:** I VERY MUCH APPRECIATE THAT FOR THE VICE  
2   PRESIDENT, FOR THE BENEFIT OF THE ENTIRE BOARD, I HAVE GIVEN  
3   DIRECTION TO STAFF TO BRING THOSE -- TO RENEW THOSE ITEMS FOR  
4   DISCUSSION AT THE GOVERNANCE AND FINANCE COMMITTEE LEVEL FOR  
5   LATER CONSIDERATION AT THE EXECUTIVE BOARD LEVEL. CERTAINLY  
6   WHEN WE'RE LOOKING AT MORE THAN 50% OF OUR MEMBER DUES GOING  
7   TO OUR PENSION OBLIGATIONS, THIS IS, ONE, NOT A SUSTAINABLE  
8   MODEL BECAUSE WE HAVE A CLOSED SYSTEM. IT'S ALSO NOT A  
9   PREDICTABLE MODEL. AS WE KNOW, AN INCREASE IN \$1 MILLION FROM  
10   LAST YEAR IS SIMPLY SOMETHING WE CANNOT CONTINUE TO STOMACH  
11   WHEN IT COMES TO BUDGETING. AT THE SAME TIME, I WILL SAY AS I  
12   REITERATED IN THE PAST, THIS IS FOR SERVICES ALREADY RENDERED.  
13   THIS IS FOR THE PENSION OBLIGATIONS OF THE EMPLOYEES THAT ABAG  
14   HAD PRIOR TO THE MERGER OF THE CONSOLIDATED STAFF, AND MERGER  
15   OF GOVERNANCE, AND IT'S MUCH AKIN TO SHOPPING ON A CREDIT  
16   CARD. WE ALREADY DID THE SHOPPING. WE ALREADY HAVE THE STUFF  
17   IN OUR CLOSET, AND WE GOT TO MAKE THOSE CREDIT CARD PAYMENTS,  
18   SO WE JUST GOT TO FIGURE OUT HOW TO MAKE THE MOST COST  
19   EFFECTIVE AND STABLE CREDIT CARD PAYMENT. ARE THERE ANY OTHER  
20   BOARD MEMBERS WITH QUESTIONS ON THE BUDGET?

21

22   **CARLOS ROMERO:** MADAM PRESIDENT, YES, I WANTED TO ACKNOWLEDGE  
23   BOTH CHAIR AND VICE CHAIR'S COMMENTS, AND I CERTAINLY ALIGN  
24   MYSELF WITH THOSE. I ALSO DID WANT TO RECOGNIZE MR. HANSEL'S  
25   CREATIVE BUDGET KEEPING AND BUDGET ALLOCATION WORK HERE. WE



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1 HAVE A BUDGET THAT WE CAN CERTAINLY THIS YEAR GET THROUGH. I  
2 COMPLETELY CONCUR WITH BOTH THE CHAIR AND THE VICE CHAIR. I'M  
3 ON THE FINANCE COMMITTEE. WE'LL HAVE TO TACKLE THIS, AND I  
4 KNOW YOU HAD A NUMBER OF IDEAS WHEN WE TALKED ABOUT THIS LAST  
5 TIME, SO I'M SURE THE CHAIR AND VICE CHAIR WHEN THEY AGENDAIZE  
6 THIS WILL BE ON THIS. ABSOLUTELY.

7

8 **PRES. BELIA RAMOS:** NEXT I WILL OPEN UP PUBLIC COMMENT. MR.  
9 CLERK, DO WE HAVE ANY PUBLIC COMMENT? I DO NOT SEE ANY HERE IN  
10 THE BOARDROOM IN SACRAMENTO.

11

12 **CLERK, FRED CASTRO:** NO PUBLIC COMMENTS RECEIVED FOR THIS ITEM.  
13 NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT,  
14 NONE IN THE ATTENDEE SPACE, AND IF THERE ARE ANY MEMBERS OF  
15 THE PUBLIC IN THE TELECONFERENCE LOCATIONS, PLEASE LET US  
16 KNOW. THERE ARE NO INDICATIONS OF PUBLIC MEMBERS WISHING TO  
17 SPEAK. THANK YOU.

18

19 **PRES. BELIA RAMOS:** THANK YOU. WITH EXTREME GRATITUDE TO MR.  
20 HANSEL AND ALL OF HIS STAFF FOR THE PREPARATION OF THIS  
21 BUDGET, YES, A SHORT EIGHT-PAGE POWERPOINT, BUT IT'S HOURS AND  
22 HOURS OF WORK CULMINATING WITH THE STEADINESS THAT WE'VE HAD  
23 OVER THE LAST FEW YEARS, AND APPRECIATE THIS BALANCED BUDGET,  
24 AND WE LOOK FORWARD TO THE CONVERSATIONS GOING FORWARD. WE DO  
25 HAVE A MOTION BY COUNCILMEMBER CARLOS AND MAYOR ADAMS AS OUR



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1 SECOND. IF THERE IS NO DISCUSSION LEFT FROM THE BOARD, SEEING  
2 NONE, I'M GOING TO ASK THE CLERK TO CALL THE ROLL.

3

4 **CLERK, FRED CASTRO:** MAYOR ADAMS.

5

6 **SPEAKER:** YES.

7

8 **CLERK, FRED CASTRO:** SUPERVISOR ANDERSEN.

9

10 **SPEAKER:** YES.

11

12 **CLERK, FRED CASTRO:** MAYOR.

13

14 **ANGELA NICHOLSON:**

15

16 **SPEAKER:** YES.

17

18 **CLERK, FRED CASTRO:** COUNCILMEMBER BAS.

19

20 **SPEAKER:** AYE.

21

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

23

24 **SPEAKER:** YES.

25



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1     **CLERK, FRED CASTRO:** COHEN.

2

3     **SPEAKER:** AYE.

4

5     **CLERK, FRED CASTRO:** SUPERVISOR CORZO.

6

7     **SPEAKER:** YES.

8

9     **CLERK, FRED CASTRO:** I'M SORRY, YOUR VOTE, PLEASE?

10

11    **SPEAKER:** YES.

12

13    **CLERK, FRED CASTRO:** COUNCILMEMBER EKLUND.

14

15    **PAT EKLUND:** AYE.

16

17    **CLERK, FRED CASTRO:** SUPERVISOR ELLENBERG.

18

19    **SPEAKER:** YES.

20

21    **CLERK, FRED CASTRO:** COUNCILMEMBER FIFE.

22

23    **SPEAKER:** AYE.

24

25    **CLERK, FRED CASTRO:** COUNCILMEMBER FLIGOR.



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1

2 **SPEAKER:** YES.

3

4 **CLERK, FRED CASTRO:** MAYOR GARCIA.

5

6 **SPEAKER:** YES.

7

8 **CLERK, FRED CASTRO:** DIRECTOR HILLIS.

9

10 **SPEAKER:** YES.

11

12 **CLERK, FRED CASTRO:** VICE MAYOR KAMEI.

13

14 **SPEAKER:** AYE.

15

16 **CLERK, FRED CASTRO:** SUPERVISOR LEE.

17

18 **SPEAKER:** AYE.

19

20 **CLERK, FRED CASTRO:** SUPERVISOR MANDELMAN.

21

22 **SPEAKER:** AYE.

23

24 **CLERK, FRED CASTRO:** SUPERVISOR MARQUEZ.

25

25



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1 **SPEAKER:** AYE.

2

3 **CLERK, FRED CASTRO:** SUPERVISOR MILEY.

4

5 **SPEAKER:** YES.

6

7 **CLERK, FRED CASTRO:** COUNCILMEMBER MOLT.

8

9 **SPEAKER:** YES.

10

11 **CLERK, FRED CASTRO:** MAYOR MOY IS ABSENT. SUPERVISOR MUELLER IS

12 ABSENT. COUNCILMEMBER NAGALES.

13

14 **SPEAKER:** YES.

15

16 **CLERK, FRED CASTRO:** COUNCILMEMBER ORTIZ.

17

18 **SPEAKER:** AYE.

19

20 **CLERK, FRED CASTRO:** SUPERVISOR RABBITT.

21

22 **SPEAKER:** AYE.

23

24 **CLERK, FRED CASTRO:** SUPERVISOR RAMOS.

25

26



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1 **SPEAKER:** YES.

2

3 **CLERK, FRED CASTRO:** COUNCILMEMBER REED.

4

5 **SPEAKER:** YES.

6

7 **CLERK, FRED CASTRO:** ROMERO.

8

9 **SPEAKER:** YES.

10

11 **CLERK, FRED CASTRO:** SACKETT.

12

13 **SPEAKER:** YES.

14

15 **CLERK, FRED CASTRO:** SILVA.

16

17 **SPEAKER:** AYE.

18

19 **CLERK, FRED CASTRO:** TIEDEMANN.

20

21 **SPEAKER:** AYE.

22

23 **CLERK, FRED CASTRO:** BROWN.

24

25 **SPEAKER:** YES.

27



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1

2 **CLERK, FRED CASTRO:** --

3

4 **SPEAKER:** AYE.

5

6 **CLERK, FRED CASTRO:** MOTION PASSES UNANIMOUS BY ALL MEMBERS  
7 PRESENT.

8

9 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. WE WILL MOVE ON. WE WILL  
10 COME BACK TO THE ITEMS UNDER AGENDA ITEMS 6 AND 7, AND WE'RE  
11 GOING TO MOVE ON TO AGENDA ITEM 10A, AND THIS IS ADOPTION OF A  
12 RESOLUTION OF THE APPROVAL OF THE ASSOCIATION OF BAY AREA  
13 GOVERNMENTS'S BUSINESS PLAN BY THE ABAG EXECUTIVE BOARD AS THE  
14 EXECUTIVE BOARD TO THE BAY AREA HOUSING FINANCING AUTHORITY  
15 CEQA DETERMINATION EXEMPT PURSUANT TO PUBLIC RESOURCES CODE  
16 21065 GOVERNMENT CODE 64523. THIS IS AN ABAG EXECUTIVE BOARD.  
17 AS THE EXECUTIVE BOARD TO THE BAY AREA HOUSING FINANCE  
18 AUTHORITY ACTION ITEM, AND I WILL INVITE KATE HARTLEY TO JOIN  
19 US AND GIVE US THE REPORT.

20

21 **KATE HARTLEY:** THROUGH THE PRESIDENT, THIS IS KATHLEEN CANE,  
22 GENERAL COUNSEL. I AM INTERCEPTING TO MAKE A BRIEF RECORD ON A  
23 BROWN ACT ISSUE. MARQUEZ HAS CONFIRMED THAT SHE IS MAKING HER  
24 LOCATION AND AVAILABLE OPEN TO THE PUBLIC SO THERE ARE NO  
25 CONCERNS TO THAT, AND THANK YOU VERY MUCH, SUPERVISOR, FOR



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1 THAT. IN LIGHT OF THE TIME, KATE MAY WALK YOU THROUGH A  
2 POTENTIAL REORDER IF IT LOOKS LIKE WE'RE GETTING CLOSE ON TIME  
3 OF THE ITEMS WITHIN NO. 10.

4

5 **PRES. BELIA RAMOS:** EXCELLENT. THANK YOU SO MUCH.

6

7 **KATE HARTLEY:** THANK YOU, KATHLEEN.

8

9 **PRES. BELIA RAMOS:** JUST ONE MOMENT. JUST ONE MOMENT, MS.  
10 HARTLEY.

11

12 **SPEAKER:** I LET THE CLERK FRED KNOW THAT I ACTUALLY HAVE TO  
13 LEAVE AT ABOUT 5:50. BUT I DON'T THINK THAT DESTROYS QUORUM IF  
14 I LEAVE.

15

16 **PRES. BELIA RAMOS:** I BELIEVE -- SO FOR THE CLERK, I DO, ONE,  
17 WANT TO EXTEND MY EXTREME GRATITUDE TO ALL THE CLERKS HELPING  
18 US OUT IN THESE REMOTE LOCATIONS AS WE'RE TRYING TO MANOEUVRE  
19 CONFERENCE WEEK, SO IF WE COULD, JUST ANYONE IN THE ROOM, IF  
20 SOMEONE DOES DEPART, IF YOU COULD PLEASE GO AHEAD, USE THE  
21 RAISE YOUR HAND FEATURE, SO THAT THE CLERK CAN BE KEEPING  
22 TRACK OF QUORUM. SO WITH THAT, MS. HARTLEY, IF YOU WOULD  
23 PROCEED ON ITEM 10A, AND I'LL LEAVE IT TO YOUR GOOD COUNSEL TO  
24 TELL ME IF WE NEED TO SWITCH BETWEEN ITEMS, DEPENDING ON WHEN  
25 QUORUM IS GOING TO LEAVE.



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1

2 **KATE HARTLEY:** THANK YOU, PRESIDENT. THE MOST IMPORTANT ITEM  
3 BEFORE US TODAY IS 10C. WE ARE HAPPY TO REORDER THINGS TO DO  
4 10C THEN 10B THEN 10A. IT'S UP TO YOU. IT SOUNDS LIKE QUORUM  
5 IS PROTECTED FOR THE MOST PART, SO WE CAN PROCEED. WE ALSO CAN  
6 DO -- THIS IS INFORMATION THAT YOU HAVE ALL SEEN BEFORE, AND  
7 WE REALLY APPRECIATE ALL YOUR SUPPORT, SO WE ALSO ARE HAPPY TO  
8 DO TRUNCATED VERSIONS OF OUR PRESENTATIONS, SORT OF A READER'S  
9 DIGEST VERSION, IF YOU WILL. SO WE CAN TAKE ADDITIONAL  
10 DIRECTION FROM YOU. OTHERWISE WE CAN PROCEED AS NORMAL.

11

12 **PRES. BELIA RAMOS:** GIVEN THE FACT THAT IN 13 MINUTES WE'RE  
13 LOSING ONE MEMBER, I WOULD ASK IF YOU WOULD PROCEED WITH ITEM  
14 10C AND THEN WE WILL GO BACK TO THE ORDER OF 10A AND 10B.

15

16 **KATE HARTLEY:** THANK YOU SO MUCH. ITEM 10C, IF I COULD HAVE THE  
17 DECK, PLEASE. THIS IS A SHORT AND MEANINGFUL PRESENTATION, SO  
18 . . . FIRST OF ALL, I WANT TO THANK YOU ALL FOR YOUR  
19 LEADERSHIP FOR ALL THE WORK YOU'VE DONE. THIS IS A MOMENTOUS,  
20 IMPORTANT OCCASION. WE ARE ASKING TODAY THAT YOU ADOPT THE  
21 INITIATING RESOLUTION TO SUBMIT AN AFFORDABLE HOUSING BALLOT  
22 MEASURE TO BAY AREA VOTERS IN NOVEMBER FOR UP TO 20 BILLION.  
23 NEXT SLIDE, PLEASE. AND ACTUALLY WE'LL TAKE THE NEXT SLIDE  
24 TOO. WE HAVE THE LEGAL AUTHORITY TO DO THIS THROUGH OUR  
25 REGIONAL HOUSING FINANCE ACT, AND WE HAVE THE -- HAD THE



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1 ENTHUSIASTIC SUPPORT FOR THIS FROM OUR BAHFA ADVISORY  
2 COMMITTEE, AS WELL AS THE SUPPORT OF THE JOINT HOUSING  
3 COMMITTEES. YOUR ACTION TODAY IS A NECESSARY AND CRITICAL STEP  
4 FOR THE BALLOT MEASURE. THE BAHFA BOARD MUST HAVE YOUR PRIOR  
5 APPROVAL IN ORDER TO MOVE THE MEASURE FORWARD. NEXT SLIDE,  
6 PLEASE. THESE ARE LEGAL DOCUMENTS. WE WILL BE IN CONFORMANCE  
7 WITH THE ACT, IN CONFORMANCE WITH THE CALIFORNIA CONSTITUTION,  
8 AND NOW WE WILL BE IN CONFORMANCE WITH ASSEMBLY CONSTITUTIONAL  
9 AMENDMENT MEASURE A 1, ACA1, IN ORDER TO TAKE ADVANTAGE OF THE  
10 POTENTIAL FOR A LOWER VOTER THRESHOLD AT 55% INSTEAD OF TWO  
11 THIRDS, WHERE IT IS NOW. NEXT SLIDE. THE BALLOT MEASURE HAS  
12 VERY SPECIFIC ELEMENTS. THEY ARE INCLUDED IN THE ACT. YOU SEE  
13 THEM BEFORE YOU TODAY. AGAIN, A VERY LEGAL DOCUMENT. WE WILL  
14 BE PROVIDING INFORMATION TO VOTERS REGARDING THE STATEMENT AND  
15 PURPOSE OF THE ACT, HOW WE'RE SPENDING THE MONEY, WHO WE WILL  
16 BE SERVING, AND HOW OUR DECISION MAKING WILL PROCEED, AND  
17 ACCOUNTABILITY. NEXT SLIDE, PLEASE. THERE ARE TWO ISSUES TO  
18 NOTE. WE WILL BE MAKING THE FINAL DECISION AT THE BAHFA BOARD  
19 ON WHETHER THE MEASURE WILL BE 10 BILLION OR 20 BILLION. IT  
20 WILL BE INFORMED BY THE FINAL ADDITIONAL VOTER RESEARCH THAT  
21 WE'RE DOING, AND ACA1 IS CURRENTLY IN AN AMENDMENT PROCESS  
22 RIGHT NOW. WE WANT TO MAKE SURE WE'RE IN CONFORMANCE WITH THAT  
23 MEASURE. THOSE ARE THE ONLY TWO OUTSTANDING ITEMS TODAY, SO  
24 AGAIN, WE ASK YOU TO APPROVE THE MEASURE UP TO 20 BILLION.  
25 NEXT SLIDE. AGAIN, THIS IS SUCH A CRITICAL MOMENT, AND WE



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1    THANK YOU FOR YOUR INCREDIBLE WORK, ALL THE WORK OF SO MANY  
2    PEOPLE OVER SO MANY YEARS. WITH YOUR APPROVAL TODAY, WE WILL  
3    MOVE TO A PUBLIC NOTICE HEARING AT THE BAHFA BOARD ON MAY 22  
4    AND THE FINAL VOTE ON JUNE 26, AND THAT CONCLUDES THE  
5    PRESENTATION.

6

7    **PRES. BELIA RAMOS:** EXCELLENT, THANK YOU. SO ONCE AGAIN, THIS  
8    IS ADOPTION OF THE RESOLUTION, AND I'M GOING TO GO AHEAD AND  
9    READ IT JUST SO THAT WE'VE GOT THESE THREE ACTIONS VERY  
10   DELINEATED. THIS IS ADOPTION OF A RESOLUTION BY THE ABAG  
11   EXECUTIVE BOARD AS THE EXECUTIVE BOARD TO THE BAY AREA HOUSING  
12   FINANCE AUTHORITY TO MAKE CERTAIN FINDINGS IN SUPPORT OF TO  
13   APPROVE THE BAY AREA HOUSING FINANCING AUTHORITY BOARD FOR A  
14   MEASURE FOR A GENERAL OBLIGATION BOND FOR AFFORDABLE HOUSING  
15   IN AN AMOUNT NOT TO EXCEED 20 BILLION TO THE VOTERS OF THE  
16   COUNTIES OF ALAMEDA, CONTRA COSTA, MARIN, NAPA, SAN MATEO,  
17   SANTA CLARA, SOLANO AND SONOMA AND THE CITY AND COUNTY OF SAN  
18   FRANCISCO, THE NINE BAY AREA COUNTIES, AT THE NOVEMBER 2024  
19   GENERAL ELECTION, CONSISTENT WITH THE REQUIREMENTS OF THE  
20   FINAL VERSION OF ASSEMBLY CONSTITUTIONAL AMENDMENT NO. 12023,  
21   AND TO TAKE ACTIONS RELATED, NECESSARY OR INCIDENTAL TO  
22   CARRYING OUT THE INTENT OF THIS RESOLUTION. DO I HAVE A  
23   MOTION?

24

25   **SUSAN ADAMS:** SO MOVED, ADAMS.



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1

2 **CARLOS ROMERO:** SECOND ROMERO.

3

4 **PRES. BELIA RAMOS:** THANK YOU SO VERY MUCH. I WOULD ASK IF  
5 THERE IS ANY EXECUTIVE BOARD MEMBER DISCUSSION.

6

7 **PAT EKLUND:** I HAVE A QUESTION, BELIA.

8

9 **PRES. BELIA RAMOS:** WE'LL START WITH COUNCILMEMBER EKLUND.

10

11 **PAT EKLUND:** THANK YOU. WHY CAN'T WE HAVE AN ABAG MEETING IN  
12 MAY OR JUNE ONCE WE KNOW WHAT THE FINAL AMOUNT IS?

13

14 **PRES. BELIA RAMOS:** I AM GOING TO DEFER TO STAFF ON THIS ONE.

15

16 **SPEAKER:** HELLO, BOARD, SENIOR COUNSEL AND OFFICE OF GENERAL  
17 COUNSEL AND LAWYER TO ALL THINGS BAHFA. WHEN WE WERE DOING THE  
18 SCHEDULING, WE ASSUMED ALL REGULAR MEETINGS AND ALSO OUR USUAL  
19 AGENDA PRACTICES. THE ABAG EXECUTIVE BOARD WILL NEXT MEET ON  
20 MAY 16. THE BAHFA NOTICING MEETING HAS TO OCCUR ON MAY 22, AND  
21 ITS AGENDA PUBLISHES ON MAY 15. SO WE WOULD HAVE TO  
22 POTENTIALLY DELAY THE PUBLICATION OF THE BAHFA BOARD MEETING,  
23 AND THAT WOULD CREATE SOME ISSUES IN MEETING THAT TIME FRAME.  
24 THE NOTICED MEETING HAS TO BE ON THE 22ND BECAUSE THERE HAS TO  
25 BE 30 DAYS BETWEEN THE TWO BAHFA BOARD MEETINGS, AND THERE'S



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1 NOT 30 DAYS BETWEEN THE JUNE AND JULY, BUT THERE IS 30 DAYS  
2 BETWEEN THE MAY AND THE JUNE MEETING. SO THERE WAS A LOT OF  
3 COUNTING OF DAYS THAT WENT INTO THIS SCHEDULE.

4

5 **PAT EKLUND:** THANK YOU FOR EXPLAINING THAT TO ME. I GUESS I WAS  
6 HOPING THAT WE COULD HAVE A DISCUSSION ABOUT WHETHER IT'S THE  
7 10 BILLION OR THE 20 BILLION, BUT IT SOUNDS LIKE THAT'S NOT  
8 GOING TO HAPPEN, SO THANK YOU VERY MUCH. APPRECIATE IT.

9

10 **SPEAKER:** THANK YOU.

11

12 **V. PRES. JESSE ARREGUIN:** MADAM PRESIDENT, IT'S THE VICE  
13 PRESIDENT. CAN I BE ADDED TO THE QUEUE?

14

15 **PRES. BELIA RAMOS:** I'LL RECOGNIZE YOU. WE'RE JUST GOING TO  
16 HAVE A FREE FOR ALL OF WHOEVER RAISES THEIR VOICE, SO VICE  
17 PRESIDENT ARREGUIN.

18

19 **V. PRES. JESSE ARREGUIN:** WELL, I WOULD LIKE TO DISCUSS THE 10  
20 TO 20 BILLION AMOUNT AND SAY I STRONGLY URGE MTC AND BAHFA TO  
21 PUT A \$20 BILLION BOND ON THE BALLOT. AND THE POLLING HAS  
22 SHOWN CONSISTENTLY THAT THE AMOUNT DOESN'T AFFECT VOTER  
23 SUPPORT, AND WE KNOW THE NEED FOR AFFORDABLE HOUSING IN OUR  
24 REGION IS SIGNIFICANT. SO I'M JUST STATING MY PREFERENCE AND  
25 MY RECOMMENDATION TO MTC BECAUSE, I MEAN, CASE IN POINT,



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1 ALAMEDA COUNTY, 2 BILLION VERSUS 1 BILLION, AND THAT'S A LOT  
2 MORE THAT WE CAN DO, A LOT MORE HOMES WE CAN BUILD, A LOT MORE  
3 HOMES WE CAN PRESERVE, SO I'M SURE MANY OF US AGREE THAT IF  
4 THERE IS A PATH TO WIN AT A HIGHER AMOUNT, WHY NOT PURSUE THE  
5 HIGHER AMOUNT? I'LL JUST SAY HOW GRATEFUL I AM TO KATE AND  
6 YOUR ENTIRE TEAM AT BAHFA, AND DANIEL AND ALL OF OUR STAFF FOR  
7 ALL THE WORK YOU'VE DONE OVER THE YEARS. WE LAUNCHED BAHFA  
8 FIVE YEARS AGO, AND THERE WERE A NUMBER OF STARTS AND STOPS.  
9 WE WERE HOPING TO DO THIS IN 2020, THEN THE PANDEMIC HAPPENED.  
10 THEN WE WANTED TO DO IT IN 2022, AND THEN IT DIDN'T LOOK LIKE  
11 IT WAS THE RIGHT TIME TO DO IT, AND SO HERE WE ARE, AND THIS  
12 IS I THINK A REALLY HISTORIC MOMENT NOT JUST FOR OUR AGENCY  
13 BUT FOR THE BAY AREA, AND WE WOULDN'T BE IF IT WASN'T FOR ALL  
14 YOUR EXCELLENT WORK, AND OBVIOUSLY THE LEADERSHIP OF NOT JUST  
15 THIS BOARD AND MTC BUT OUR COMMUNITY PARTNERS, OUR LABOR  
16 PARTNERS, THE BAY AREA HOUSING FOR ALL COALITION WHO HAVE  
17 WORKED WITH US EVERY STEP OF THE WAY TO HELP MOVE THIS  
18 FORWARD, SO I WILL BE VOTING ENTHUSIASTICALLY YES AND LOOK  
19 FORWARD AT GETTING STARTED TO HELP GETTING THIS THING PASSED  
20 IN NOVEMBER. THANK YOU.

21

22 **PETER ORTIZ:** PETER ORTIZ, IF I COULD BE ADDED TO THE QUEUE.

23

24 **PRES. BELIA RAMOS:** OF COURSE, I'LL ADD YOU TO THE LIST. I'M  
25 GOING TO MAYOR SILVA FIRST.



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1

2 **SPEAKER:** THANK YOU VERY MUCH. JUST FOR CLARIFICATION, WHO IS -  
3 - HAS THE AUTHORITY TO APPROVE THE 75-WORD BALLOT LANGUAGE? IS  
4 THAT THE BAHFA BOARD? I'M GETTING NODS IN THE ROOM.

5

6 **SPEAKER:** YES.

7

8 **SPEAKER:** THANK YOU, AND WITH REGARD TO THAT LANGUAGE, I KNOW  
9 WHAT WE ARE ADOPTING TONIGHT BASICALLY SAYS THE LANGUAGE WILL  
10 ACCOMMODATE WHATEVER CHANGES THE LEGISLATURE MAY MAKE TO ACA  
11 1. ARE WE GOING TO BE SURE THAT THE LANGUAGE IS IN COMPLIANCE  
12 WITH WHAT THE POTENTIAL CALIFORNIA BUSINESS ROUND TABLE  
13 MEASURE MIGHT REQUIRE? IS THAT A YES FROM THE LAWYER, PLEASE?

14

15 **SPEAKER:** SORRY, YES, WE HAVE BEEN TRACKING THAT AS WELL.

16

17 **SPEAKER:** OKAY, THANK YOU.

18

19 **SPEAKER:** AND SO WE ARE CAREFULLY DRAFTING THE MEASURE.

20

21 **SPEAKER:** THANK YOU.

22

23 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. I THINK THE NEXT ONE I  
24 HEARD WAS COUNCILMEMBER ORTIZ; WAS THAT CORRECT?

25



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1 **SPEAKER:** YES. THANK YOU, MADAM CHAIR. I WANT TO ALSO SHARE MY  
2 THANKS WITH BAHFA STAFF, ESPECIALLY KATE, FOR YOUR NUMEROUS  
3 BRIEFINGS THAT YOU PROVIDE MYSELF AND MY STAFF LEADING UP TO  
4 TODAY, AND I UNDERSTAND IT'S A LARGE BODY OF WORK. AS MAYOR  
5 ARREGUIN MENTIONED, FIVE YEARS IN THE MAKING, SO REALLY JUST  
6 WANT TO SINCERELY THANK YOU AND ALL THE STAFF FOR WORKING ON  
7 THIS WITH CARE. AS WE LOOK TOWARDS TODAY'S HISTORIC VOTE, I  
8 JUST WANTED TO SHARE SOME REFLECTIONS FROM MY DISTRICT AND THE  
9 REGION I REPRESENT IN THE CITY OF SAN JOSE. AS A LIFELONG EAST  
10 SAN JOSE RESIDENT AND ONE OF FEW RENTERS ON THE SAN JOSE CITY  
11 COUNCIL, I PERSONALLY EXPERIENCED OUR CITY'S HOUSING CRISIS  
12 AND THE TOLL IT TAKES ON A LOT OF OUR WORKING CLASS FAMILIES,  
13 AND IN RECENT YEARS THE COST OF LIVING IN SAN JOSE, AS YOU CAN  
14 IMAGINE, BUT REALLY THE ENTIRE BAY AREA, HAS SKYROCKETED,  
15 FORCING MANY PEOPLE WHO HAVE BEEN BORN AND RAISED IN THE AREA  
16 TO BE FORCED TO MOVE OUT OF THE REGION. IT'S A SAD REALITY OF  
17 MANY OF MY OWN FRIENDS I GREW UP WITH, OUR FAMILY MEMBERS, OUR  
18 COLLEAGUES, AND THEY HAVE ALL HAD TO RELOCATE BECAUSE OF THIS  
19 COST OF LIVING, AND ALTHOUGH SAD, IT DOESN'T COME AS A SHOCK  
20 TO LEARN THAT RENTERS IN SAN JOSE HAVE TO EARN \$45 AN HOUR  
21 JUST TO AFFORD AN AVERAGE MONTHLY RENT FOR ONLY A ONE-BEDROOM  
22 APARTMENT. AND A MINIMUM WAGE WORKER EARNING \$17.55 AN HOUR  
23 WOULD HAVE TO WORK TWO AND A HALF FULL-TIME JOBS TO AFFORD  
24 LIVING IN A ONE-BEDROOM APARTMENT IN SAN JOSE, THE EAST SIDE,  
25 THE AREA I REPRESENT. CERTAINLY THE REALITY OF RENT BURDEN IS



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1 PRESENT IN ALL OF OUR CITIES, IN ALL OF OUR DISTRICTS, AND  
2 WHILE THE FOCUS OF THE BOND IS OBVIOUSLY THE PRODUCTION OF NEW  
3 UNITS, I JUST WANTED TO HIGHLIGHT THE IMPORTANCE OF  
4 PRESERVATION AS A KEY STRATEGY AND A FOUNDATIONAL METHOD TO  
5 COMBAT OUR HOUSING CRISES. AND IN THIS ECONOMIC CLIMATE, HIGH  
6 INTEREST RATES, INFLATION AND OTHER RISING COSTS OF MATERIALS  
7 HAVE DIRECTLY AFFECTED OUR ABILITY TO PRODUCE THESE UNITS ON  
8 THE LOCAL LEVEL. AND THE FACT IS WE'RE NOT BUILDING AFFORDABLE  
9 HOUSING FAST ENOUGH, AND ARE NOT MEETING OUR HOUSING GOALS,  
10 SO, THEREFORE, I'M REALLY EXCITED TO VOTE TODAY ON THIS BOND,  
11 ESPECIALLY LOOKING FORWARD TO PRESERVATION STRATEGIES THAT  
12 WILL BE MADE POSSIBLE DUE TO THESE FUNDS, AND I LOOK FORWARD  
13 TO VOTING YES ALONGSIDE MY REGIONAL COLLEAGUES. THANK YOU.

14

15 **PRES. BELIA RAMOS:** THANK YOU SO MUCH, COUNCILMEMBER ORTIZ, FOR  
16 SHARING YOUR PERSONAL EXPERIENCES. AS I'VE SAID BEFORE, THIS  
17 IS CERTAINLY SOMETHING THAT HELPS THE ENTIRE REGION, EVERYONE,  
18 ALL OF OUR NEIGHBORS, AND EVEN YOUR CURRENT NEIGHBORS IF YOU  
19 DO HAVE A HOUSE. IT'S HOUSING STABILITY IS ESSENTIAL FOR A  
20 COMMUNITY TO THRIVE, SO THANK YOU SO MUCH FOR ADDING THAT. DO  
21 WE HAVE ANY OTHER EXECUTIVE BOARD MEMBER COMMENTS?

22

23 **SPEAKER:** MADAM PRESIDENT, I HAVE KAMEI, TIEDEMANN, AND OTHERS  
24 IN THE ROOM.

25



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1   **PRES. BELIA RAMOS:** EXCELLENT. LET ME GO WITH SUPERVISOR  
2   RABBITT FIRST AND THEN BACK TO THE BOARDROOM. THANK YOU FOR  
3   THE ASSIST.

4  
5   **SPEAKER:** I APPRECIATE THAT VERY MUCH, AND JUST IN TERMS OF THE  
6   AMOUNT, I WENT BACK AND LOOKED AT IT, AND FIVE YEARS, AS HAS  
7   BEEN MENTIONED, IT'S ACTUALLY BEEN SEVEN BECAUSE I WAS THERE  
8   SEVEN YEARS AGO IN 2017 WE MET WITH THE CASA COMPACT, AND THAT  
9   WAS THE LEADERS FROM THE PUBLIC, PRIVATE AND NON-PROFIT  
10   SECTORS WHO WERE SUPPOSED TO GET TOGETHER AND COME UP WITH A  
11   MAGIC PLAN TO SOLVE THE BAY AREA'S HOUSING CRISIS, WHICH LED  
12   TO THE TEN KIND OF IDENTIFIABLE STEPS, ONE OF WHICH WAS THE  
13   CREATION OF BAHFA. ANOTHER ONE WITHIN THAT WAS TO PUT TOGETHER  
14   FUNDING TO FINANCE THE COMPACT. I CAN TELL YOU FROM MEMORY  
15   THAT PARTICULAR ITEM, FUNDING TO FINANCE THE COMPACT, WAS THE  
16   EASIEST AGREEMENT THAT WE MADE ALL TOGETHER. AND AT THE TIME  
17   IT WAS \$1.5 BILLION, BUT IF YOU CARRY THAT FORWARD OVER SEVEN  
18   YEARS, IT'S CLOSE TO \$2 BILLION. IT'S 1.91 AND CHANGE WITH THE  
19   CPI, SO EVEN THEN IT WAS IDENTIFIED THAT IT HAD TO MAKE A  
20   SIGNIFICANT ENOUGH CHANGE TOWARD THE LARGER NUMBER, AND I  
21   THINK THE VICE PRESIDENT IS ABSOLUTELY CORRECT IN TERMS OF THE  
22   VOTERS, AND IF YOU'RE GOING TO GO AND PUT IT DOWN ON THE LINE,  
23   YOU MIGHT AS WELL GO FOR IT AND REALLY CONVINCE FOLKS THAT  
24   THIS IS THE RIGHT THING TO DO, AND I DO SUPPORT IT MOVING  
25   FORWARD. LOTS OF GOOD THINGS HAVE COME OUT OF THAT OVER THE



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1 YEARS. THIS ONE IS KEY TO THE SUCCESS FOR MAKING A DIFFERENCE,  
2 AS WAS SAID EARLIER, AND GENERATIONAL DIFFERENCES WHERE WE CAN  
3 LEAVE ALL OF OUR.

4

5 **SPEAKER:** THANK YOU VERY MUCH. I JUST HAD A PROCEDURAL  
6 QUESTION, AND FIRST OF ALL I WANT TO THANK STAFF FOR ALL THE  
7 WORK YOU'VE DONE. I WANT TO THANK EVERYONE. I FEEL LIKE I JUST  
8 GOT HERE, SO EVERYONE HAS DONE SO MUCH WORK. THESE DAYS --  
9 I'VE BEEN INVOLVED IN OTHER BOND MEASURES IN THE PAST, AND  
10 THESE THINGS ARE VERY, VERY HARD, AND TAKE A LOT OF TIME. SO  
11 THANK YOU FOR YOUR WORK ON THIS. I TOO AGREE GO BIG OR GO  
12 HOME. IT IS -- I HAVEN'T BEEN PRIVY TO ALL OF THE DETAILS OF  
13 THE POLLING OR ANYTHING LIKE THAT, BUT I DO THINK THAT IT'S  
14 SIGNIFICANT, AND WE OUGHT TO THINK BIG. THESE THINGS DON'T  
15 COME AROUND VERY OFTEN, AND SO I WOULD ENCOURAGE REALLY  
16 LOOKING AT THE BIGGER NUMBER. MY QUESTION WAS MORE PROCEDURAL.  
17 I WAS APPROACHED BY -- MY OFFICE WAS APPROACHED BY THE LEAGUE  
18 OF WOMEN VOTERS OF THE BAY AREA IN TERMS OF REALLY LOOKING AT  
19 WHAT ARE SOME OF THE TOOLS, SOME OF THE THINGS THAT WORK. IN  
20 OUR EXPERIENCE IN SANTA CLARA COUNTY HAVING AN INDEPENDENT  
21 CITIZENS OVERSIGHT COMMITTEE REALLY HELPS. I THINK THAT IT  
22 GIVES CONFIDENCE TO THE PUBLIC THAT, IN FACT, YOU WILL HAVE  
23 SOME TRANSPARENCY TO HELP IN THIS BOND MEASURE. I KNOW THAT  
24 OUR BOND MEASURES AT THE CITY OF SAN JOSE ALSO HAVE AN  
25 OVERSIGHT COMMITTEE, AND THAT SEEMS TO HAVE ALSO ENCOURAGED



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1 THE PASSING OF THOSE MEASURES. I WOULD ENCOURAGE THE BAHFA  
2 BOARD TO SERIOUSLY LOOK AT THAT BECAUSE I DO KNOW THAT THERE'S  
3 A LOT OF VOTER FATIGUE, AND WE NEED TO SORT OF REACH IN AND  
4 TRY TO DO AS MUCH AS POSSIBLE TO ENSURE THAT WE CAN TAKE IT  
5 OVER TO THE WINNING SIDE. AGAIN, THANK YOU SO MUCH, AND I LOOK  
6 FORWARD TO WHAT MAY COME OUT OF THIS. THANK YOU.

7

8 **V. PRES. JESSE ARREGUIN:** COUNCILLOR TIEDEMANN?

9

10 **SPEAKER:** THANK YOU. I WANT TO ECHO SOME OF WHAT THE MAYOR  
11 SAID. I AM INCREDIBLY EXCITED TO VOTE FOR THIS. AS SOMEONE WHO  
12 WORKED PROFESSIONALLY IN HOUSING, WHO'S A PROFESSIONAL HOUSING  
13 WONK, THIS IS PROBABLY THE MOST EXCITING THING I'VE EVER BEEN  
14 A PART OF, AND I JUST ESPECIALLY WANT TO CALL OUT THE  
15 POTENTIAL OF THIS TO CREATE A PERMANENT PUBLIC BANK IN THE  
16 FORM OF BAHFA THAT DOESN'T HAVE TO GO BACK TO THE VOTERS EVERY  
17 TIME WE NEED TO BUILD HOUSING, AND. I'M ESPECIALLY EXCITED  
18 BECAUSE SUPERVISOR RABBITT SAYS THIS IS SOMETHING WE CAN ALL  
19 LOOK BACK ON WHEN WE ARE IN OUR ROCKING CHAIRS. I WANT TO  
20 THANK ALL THE STAFF WHO HAVE DONE JUST SO MUCH WORK TO GET US  
21 HERE, BOTH THAT WE HAVE SEEN THAT'S BEEN OUT OF SIGHT THAT'S  
22 BEEN GOING ON BEHIND THE SCENES, EVERYTHING ABOUT IT, AND ALSO  
23 ECHO WHAT MAYOR ARREGUIN SAID ABOUT GOING FOR 20 BILLION HERE.  
24 LIKE WE LOOKED AT ON THE POLLING AT THE LAST HOUSING  
25 COMMITTEE, IT DOES NOT REALLY MAKE A DIFFERENCE IF THIS IS 10



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1 BILLION OR 20, SO WE SHOULD GO BIG, AND PEOPLE KNOW WHAT BONDS  
2 ARE. THEY KNOW THERE'S A BIG PROBLEM, AND SO I THINK IT WILL  
3 ACTUALLY BE AN EASIER CAMPAIGN IF WE GO BIGGER AND SAY THIS  
4 WILL MAKE A REAL IMPACT ON HOUSING. IT WILL BE THE BIGGEST  
5 EFFORT WE CAN DO, AND IT WILL BUILD A LOT, SO I THINK WE HAVE  
6 TO DO THAT. THANK YOU.

7

8 **SPEAKER:** I APPRECIATE THE INTENT OF EVERYONE HERE. I WANT TO  
9 THANK STAFF FOR ALL THEIR GREAT WORK ON THIS, AND THERE ARE  
10 MOMENTS IN OUR POLITICAL CAREERS WHERE WE CAN LOOK BACK AND  
11 SAY WE MADE A REAL DIFFERENCE, AND THIS IS THAT MOMENT RIGHT  
12 NOW. WHEN PEOPLE ASK WHAT DID YOU DO TO HELP IN AFFORDABLE  
13 HOUSING, WE CAN POINT TO THIS MOMENT. I CAN THINK ABOUT MY OWN  
14 PERSONAL SITUATION WHEN I WAS A RENTER AND WE HAD A -- MY SON  
15 WAS JUST BORN AND I REMEMBER HAVING A CONVERSATION WITH MY  
16 WIFE, LIVING IN SOUTH SAN FRANCISCO, AND THE RENT WAS STARTING  
17 TO GET A LITTLE MORE EXPENSIVE, AND I SAID TO MY WIFE, I THINK  
18 WE MIGHT NEED TO MOVE AWAY FROM SOUTH SAN FRANCISCO, AND THIS  
19 IS A CITY THAT I LOVE, THAT I LIVED IN SINCE I WAS FIVE YEARS  
20 OLD. I WAS VERY LUCKY. I WAS ABLE TO GET A FIRST-TIME HOME  
21 BUYERS LOAN, AND I WAS ABLE TO PURCHASE MY FIRST HOME. I AGREE  
22 WITH MY COLLEAGUES HERE, LET'S GO BIG AND GO FOR THE 20  
23 BILLION, SO I LOOK FORWARD TO SUPPORTING THIS, AND I'M EXCITED  
24 ABOUT THE OPPORTUNITY, SO THANK YOU.

25



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1 **V. PRES. JESSE ARREGUIN:** THANK YOU. NEXT TO COUNCILMEMBER BAS.

2

3 **SPEAKER:** THANK YOU. I LIKEWISE WANTED TO THANK THE STAFF AND  
4 EVERYONE WHO HAS BEEN DOING THE WORK ON SEVEN YEARS. I HAVE  
5 BEEN ON THIS BOARD FOR FIVE PLUS YEARS, BUT IT'S BEEN AMAZING  
6 TO GO ON THIS JOURNEY. I WANT TO. LET'S GO BIG AND REALLY  
7 ENCOURAGE 20 BILLION. THOSE OF US ACROSS THE REGION KNOW THAT  
8 WE ARE SEEING GROWING HOMELESSNESS. I THINK MANY OF US  
9 PARTICIPATED IN OUR COUNTY POINT IN TIME COUNTS. WE ARE  
10 WORKING TO -- -- SO MANY OF US HAVE BEEN WORKING ON HOUSING  
11 AFFORDABILITY ISSUES, HOMELESSNESS FOR MANY, MANY YEARS, AND  
12 AS STATE LAWS ARE CHANGING, WE ARE ABLE TO PUSH OUR HOUSING  
13 PIPELINE THROUGH MUCH QUICKER -- -- MUCH MUCH SOONER THAN WE  
14 HAVE IN THE PAST, AND THEN I ALSO WANTED TO SHARE I AGREE THAT  
15 PRESERVATION IS REALLY IMPORTANT. IT'S SO EXCITING THAT WE CAN  
16 USE THAT STRATEGY AND HAVE SOME FUNDS BEHIND IT. THE FLEXIBLE  
17 FUNDS WILL HELP US ENHANCE HOME OWNERSHIP. I THINK THAT'S  
18 SOMETHING THAT'S REALLY IMPORTANT TO VOTERS AND WE HAVE TO  
19 MAKE SURE THAT WE LIFT THAT UP TOO. AND THEN LASTLY AT THE  
20 HOUSING COMMITTEE WE TALKED ABOUT HOW IMPORTANT IT IS TO  
21 ENGAGE THE PUBLIC, ENGAGE VOTERS, RUN A REALLY STRONG CAMPAIGN  
22 TO PASS THIS, AND ALAMEDA COUNTY I BELIEVE WE ARE DOING THREE  
23 WORKSHOPS OVER THE NEXT COUPLE OF WEEKS, AND ENCOURAGE ALL OF  
24 US TO DO THOSE WORKSHOPS AND JUST REALLY START ENGAGING  
25 VOTERS. THERE WILL BE A LOT ON THE BALLOT, AND I THINK WE WANT



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1 TO GET PEOPLE EXCITED ABOUT THIS BECAUSE IT'S A HUGE  
2 OPPORTUNITY. THANK YOU.

3

4 **V. PRES. JESSE ARREGUIN:** NEXT PERSON IN THE ROOM IS  
5 COUNCILMEMBER MARTINEZ-BELTRAN.

6

7 **SPEAKER:** THANK YOU VERY MUCH. I TOO AM REALLY MOVED TO HEAR  
8 ALL THE COMMENTS TODAY, AND I'M SURE THAT WE WILL HEAR MANY  
9 MORE, BUT I TOO WOULD BE VERY MUCH SUPPORT OF THE 20 BILLION  
10 LOOKING AT THE -- I'M AN URBAN PLANNER, AND ONE OF THE FIRST  
11 THINGS THEY TALK ABOUT IS WHAT IS A HOME. A HOME IS A  
12 DWELLING. WITHOUT ANY TYPE OF STABILITY OR HAVING SOMEWHERE TO  
13 GO WHERE YOU'RE ABLE TO -- WHETHER IT'S REFRESH OR BE IN  
14 PEACE, MAYBE YOU DON'T HAVE THAT SOMEWHERE ELSE, BUT THIS IS  
15 SO CRITICAL FOR OUR FAMILY, SO I'M REALLY HAPPY THAT WE'RE  
16 HERE, AND THANK YOU FOR ALL THE HARD WORK THAT'S COME TO THIS  
17 POINT. 20 BILLION IN THE BAY AREA, ABSOLUTELY -- I DON'T THINK  
18 WE CAN DO 10 BILLION. I THINK I WOULD BE A LITTLE DISAPPOINTED  
19 IF WE HAD SO, SO I HOPE THAT WE ARE ABLE TO GO WITH THE 20  
20 BILLION TO JUST LOOK AT WHERE PEOPLE ARE AND I GREW UP MYSELF  
21 IN AN OWNED HOME. MY PARENTS COULD NOT AFFORD ONE, SO THEY  
22 BUILT ONE. MY FATHER IS A CARPENTER AS HIS TRADE, AND HE  
23 DECIDED THAT WOULD BE THEIR WAY TO HOME OWNERSHIP. AFTER  
24 GROWING UP IN AN OWNED HOME, I AM NOW RAISING MY FAMILY AS A  
25 RENTER, A FAMILY OF FIVE, AND I WILL TELL YOU THERE IS NOTHING



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1 GLAMOROUS ABOUT BEING A RENTER WITH SMALL CHILDREN AND HAVING  
2 PEOPLE COME AND DICTATE YOUR SPACE, ESPECIALLY WHEN YOU KNOW  
3 WHAT IT'S LIKE TO LIVE IN A HOME OF YOUR OWN. SO I HOPE THAT  
4 FOR EVERYBODY AND I THINK THAT THIS IS A REALLY CRITICAL PIECE  
5 FOR US TO PUT TOGETHER AS OUR LEGACY THAT WE LEAVE FOR OUR  
6 CHILDREN, IF ANYTHING ELSE. WE GIVE PEOPLE STABILITY. WE CAN  
7 GIVE PEOPLE BETTER HEALTH, RELIEVING THEIR STRESS, THE STRESS  
8 OF MOVING, THE STRESS OF HAVING PEOPLE COME IN AND SHIFTING  
9 YOU AROUND. AND FOR OUR COMMUNITY, LOSING -- AS ONE OF MY  
10 COLLEAGUES, I THINK IT WAS MY COLLEAGUE COUNCILMEMBER ORTIZ  
11 TALKING ABOUT YOUR -- NOT ONLY YOUR FRIENDS, BUT YOUR FAMILY  
12 LEAVING WHERE YOU'RE AT, AND I KNOW THAT MY HUSBAND AND I HAVE  
13 FOUGHT SO HARD -- I'M FROM MARIN HILL. FOUGHT SO HARD TO STAY  
14 IN THIS AREA TO THE POINT WHERE WE ARE RENTING WITH A FAMILY.  
15 THAT'S BECAUSE YOUR COMMUNITIES ARE STRONGER WHEN YOU'RE  
16 CONNECTED AND YOU HAVE THOSE CONNECTIONS. SO WE HAVE TO THINK  
17 ABOUT THIS, ABOUT WHAT KIND OF ECONOMY DO WE WANT. WE NEED TO  
18 HAVE A DIVERSITY OF ECONOMICS THAT ARE LIVING IN OUR  
19 COMMUNITIES. I'M LOOKING FORWARD TO US PUTTING THIS INTO  
20 PRACTICE AND WHAT THIS MIGHT MEAN FOR ALL OF OUR COMMUNITIES  
21 AS WE HAVE BEEN FACING THE RHNA CHALLENGES AND SEEING MORE AND  
22 MORE AND MORE HOW REAL THIS CRISIS IS, SO THANK YOU.

23

24 **V. PRES. JESSE ARREGUIN:** COUNCILLOR ADAMS?

25



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1   **SUSAN ADAMS:** THANK YOU VERY MUCH. FIRST I'D LIKE TO EXPRESS MY  
2   THANKS TO KATE HARTLEY FOR HER PATIENCE IN ANSWERING MY  
3   MULTIPLE QUESTIONS TODAY. SHE DID SO THOROUGHLY TODAY THAT I  
4   DON'T HAVE ANY. THEY WERE PRETTY WONKY AND SHE KNOCKED THEM  
5   RIGHT OUT OF THE PARK. SECONDLY I JOIN MY COLLEAGUES IN  
6   JOINING THIS GENERATIONAL OPPORTUNITY TO BUILD AFFORDABLE  
7   HOMES, PRESERVE THE AFFORDABILITY OF EXISTING HOMES, AND ALLOW  
8   FLEXIBILITY USES TO MEET LOCAL HOUSING NEEDS. THE CITIES IN  
9   SONOMA COUNTY LOOK FORWARD TO THE SIGNIFICANT FINANCIAL BOOST  
10   TO OUR ABILITY TO REACH OUR RHNA GOALS AND OUR GOAL TO PROVIDE  
11   HOUSING FOR THOSE WHO LIVE AND WORK IN THE BAY AREA. THANK  
12   YOU.

13

14   **V. PRES. JESSE ARREGUIN:** ANYONE ELSE HERE IN THE ROOM BEFORE  
15   WE GO BACK TO SACRAMENTO? COUNCILLOR REID?

16

17   **TREVA REID:** THANK YOU. I APPRECIATE THE PERSONAL STORIES THAT  
18   WERE SHARED. I THINK IT'S REALLY POWERFUL WHEN WE CAN REFLECT  
19   ON OUR OWN LIFE JOURNEY, PARTICULARLY WHEN WE'RE IN SEATS OF  
20   INFLUENCE TO REALLY IMPACT HOW WE'RE SHOWING UP FOR SO MANY  
21   PEOPLE IN OUR LIVES RIGHT NOW, AND HEARING THE STORIES THAT  
22   WERE SHARED, IT JUST LET ME REFLECT ON MY OWN EXPERIENCE AND  
23   CHILDHOOD. I GREW UP WITH HOUSING INSTABILITY. I DIDN'T KNOW  
24   IT WAS HOUSING INSTABILITY GROWING UP BECAUSE IT WAS JUST THE  
25   REALITY THAT WAS THE NORM FOR US. I GREW UP LIVING IN 20 TO



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1 30-DEEP IN A THREE-BEDROOM, ONE-BATHROOM. I WAS HOUSE HOPPING  
2 FROM ONE FAMILY MEMBER'S HOUSE TO THE NEXT FROM A PALETTE TO A  
3 COUCH TO A LAUNDRY ROOM BUNKING WITH THREE TO FOUR COUSINS IN  
4 A BED, AND THAT WAS OUR REALITY, AND YET THE REALITY OF THAT  
5 WAS POWERFUL AND BEAUTIFUL, AND THAT WE ALWAYS HAD A ROOF OVER  
6 OUR HEAD. WE MAY NOT HAVE HAD THE ACCOMMODATIONS THAT WE  
7 CERTAINLY WOULD HAVE DESIRED, BUT WE HAD THE POWER OF FAMILY  
8 HELPING US TO ENSURE THAT WE HAD HOUSING STABILITY, AND WE  
9 ALWAYS LOOKED OUT FOR EACH OTHER. AND SO I DON'T TAKE IT  
10 LIGHTLY IN THIS ROLE THAT I HAVE AND THAT WE HAVE IS TO DO  
11 WHAT I GREW UP DOING, IS MAKING SURE THAT WE TAKE CARE OF ONE  
12 ANOTHER, AND I BELIEVE THAT AS WE SHARE WITH THE BLACK HOUSING  
13 ADVISORY TASK FORCE THAT I SERVE ON, WE'VE BEEN CALLING FOR  
14 \$1.5 BILLION BUDGET IN THIS WHAT WE CALL CAN'T-WAIT MOMENT TO  
15 DELIVER ACROSS THE STATE AND CERTAINLY IN OUR NINE COUNTIES  
16 FOR OUR BLACK RESIDENTS WHO FACE THE HIGHEST DISPARITIES IN  
17 MIGRATION, OF GETTING PUSHED OUT, SHOVED OUT, LEFT OUT, AND  
18 NOT BEING ABLE TO RETURN TO THEIR HOMES, IS THAT SEEKING THE  
19 \$20 BILLION, THIS IS A CAN'T-WAIT MOMENT. I MEAN, \$20 BILLION  
20 IS TRULY NOT ENOUGH. IT'S A DOWN PAYMENT. IT'S A DEPOSIT OF  
21 WHAT WE TRULY NEED TO BRING IN THE LEVEL OF HOUSING STABILITY  
22 FOR OUR COMMUNITIES. I WAS ABLE TO PURCHASE MY FIRST HOME NOT  
23 IN THIS STATE, HAVEN'T BEEN ABLE TO DO THAT YET, WOULD LOVE  
24 TO, BUT I WAS ABLE TO BUY MY FIRST HOME AND BUILD MY FIRST  
25 HOME IN OHIO, AND IT CAME THROUGH A DEEPLY AFFORDABLE HOME



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1 OWNERSHIP PROGRAM WHERE GOVERNMENT ASSISTANCE CAME IN. I GREW  
2 UP ON GOVERNMENT ASSISTANCE. I GREW UP WITH THE GOVERNMENT  
3 PROVIDING OUR HOUSE, AND WHEN I HAD MY FIRST CHILD, WE LIVED  
4 IN LOW-INCOME HUD HOUSING. I WAS PAYING \$60 A MONTH RENT FOR  
5 OUR HOUSE, AND HERE IN THAT SEASON OF MY LIFE I WAS ABLE TO  
6 BENEFIT GREATLY FROM DEEP INVESTMENTS FROM THE GOVERNMENT FOR  
7 ME TO HAVE MY OWN HOME TO BUILD MY OWN HOME AND PROVIDE THAT  
8 LEVEL OF HOUSING STABILITY AND GENERATIONAL WEALTH ACCESS AND  
9 OPPORTUNITY AS I NOW WATCH MY OWN DAUGHTER AND MY FAMILY WHO -  
10 - ON MY FATHER'S SIDE OF THE FAMILY, NONE OF US HAD OWNED  
11 HOMES BEFORE, AND THE SIGNIFICANCE OF THAT WHEN I TELL YOU  
12 THAT I LIVED 20 TO 30 DEEP IS THAT I AM ONE OF THE OLDEST FIVE  
13 OF 135 COUSINS, AND OF THOSE, MY COUSIN AND I IN 1999 WERE THE  
14 TWO FIRST OF OUR COUSINS, OF OUR AUNTS AND UNCLES, OF OUR  
15 GRANDPARENTS, OUR GREAT-GRANDPARENTS, TO COME INTO THAT LEVEL  
16 OF HOME OWNERSHIP. WE BOTH BOUGHT AND BUILT HOMES IN THAT  
17 SEASON OF OUR LIFE, AND THE RIPPLE EFFECT OF THAT DECISION  
18 WITH OUR COUSINS, OUR SIBLINGS, OUR AUNTS AND UNCLES, ALL OF  
19 THEM NOW -- MANY OF THEM NOW OWN HOMES NOW. THEY WERE ABLE TO  
20 SEE IT, TO TASTE IT, TO TOUCH IT, TO REALIZE THAT IN OUR  
21 FAMILY, IN OUR BLOODLINE THAT HOME OWNERSHIP, GENERATIONAL  
22 WEALTH EQUITY, AND THIS STANDARD OF LIVING COULD BE POSSIBLE  
23 FOR US AS A FAMILY. AND SO NOW WE HAVE THAT OPPORTUNITY TO  
24 CREATE THIS LIVING LEGACY WHILE WE ARE ALIVE, TO SEE OUR  
25 NEIGHBORS, OUR FAMILIES, OUR FRIENDS, OUR RESIDENTS COME INTO



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1 THIS LEVEL OF ACCESS TO A RENTER, HAVING A RENTED HOME, A  
2 QUALITY OF LIFE AS A RENTER, TO HAVING HOME OWNERSHIP, AND  
3 HOPEFULLY TO PRODUCE OPPORTUNITIES FOR OTHER FAMILIES TO HAVE  
4 DEEPLY AFFORDABLE HOMES. HOMELESSNESS IS AT THE INTERSECTION  
5 OF EVERY ISSUE THAT IS IMPACTING OUR CITY, THE DISPARITIES OF  
6 INCOME INEQUALITY, THE DISPARITIES OF FOOD INSECURITY, THE  
7 EXPOSURE TO VIOLENCE AND TRAUMA. THOSE ARE ALL REAL ASPECTS OF  
8 WHAT WE ARE EXPERIENCING THE WEIGHT OF CITIES ACROSS OUR  
9 COUNTIES, AND SO I'M GRATEFUL THAT WE HAVE THIS OPPORTUNITY. I  
10 THANK YOU FOR THOSE WHO HAVE BEEN IN THIS FOR SEVEN AND FIVE  
11 YEARS. I THANK YOU, KATE, FOR THE OPPORTUNITY TO JUST HAVE  
12 DEEPER CONVERSATIONS WITH YOU, AND BRAD, TO HAVE CONVERSATIONS  
13 WITH YOU ABOUT SOME OF THE WORK THAT WE'RE LEADING OUT IN  
14 OAKLAND, BUT WE KNOW IN OAKLAND WE WON'T HAVE ENOUGH MONEY TO  
15 MEET THIS MOMENT. THE RHNA GOALS THAT WE HAVE BEFORE US, WE  
16 WON'T MEET OUR 2030 GOALS WITH THE CITY'S FUNDING AND THE  
17 FUNDING THAT'S AVAILABLE. WE ARE SIGNIFICANTLY OFF, AND SO WE  
18 WANT THE \$2 BILLION. MORE. IF SOMEONE DOESN'T WANT THEIRS, LET  
19 US KNOW. WE'LL GLADLY RECEIVE THAT, BUT WE TRULY APPRECIATE  
20 EVERY EFFORT THAT WE ARE PUTTING IN TO MAKE SURE THAT WE  
21 MAXIMIZE THIS MOMENT FOR ALL OUR COUNTIES, AND I CAN CERTAINLY  
22 SAY CERTAINLY FOR THE DEEP NEED THAT WE HAVE IN OAKLAND WITH  
23 THE DATA THAT YOU SEE AND THAT WE'RE LIVING THE REALITY OF  
24 EVERY DAY. [ Applause ]

25



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1 **SPEAKER:** THANK YOU, PRESIDENT RAMOS, I THINK SUPERVISOR  
2 MARQUEZ HAS TO LEAVE AND SHE'S WONDERING IF SHE CAN GO NEXT.

3

4 **PRES. BELIA RAMOS:** YES.

5

6 **SPEAKER:** THANK YOU VERY MUCH. I WANT TO THANK OUR CURRENT  
7 CHAIR AND PAST CHAIR FOR THEIR LEADERSHIP, STAFF, ALL OF THE  
8 COMMUNITY ENGAGEMENT. I WHOLEHEARTEDLY SUPPORT THIS RESOLUTION  
9 AND HOPE THAT I CAN VOTE. I APOLOGIZE. I'M CO-HOSTING THE  
10 EVENT IN THE OTHER ROOM AND HAVE TO STEP AWAY IN A FEW  
11 MINUTES, BUT I JUST WANT TO EMPHASIZE THAT THIS IS A PRIORITY  
12 FOR ALAMEDA COUNTY. WE WANT TO ENSURE THAT THEY ARE PRODUCING,  
13 PRESERVING AND PROTECTING HOUSING UNITS SO WE CAN RETAIN THE  
14 FABRIC OF OUR COMMUNITY. OUR COMMUNITY MEMBERS DEPEND ON  
15 HAVING SECURE HOUSING SO THEY CAN CONTINUE TO THRIVE IN OUR  
16 COMMUNITY, AND WE HAVE TO MAKE SURE THAT WE HAVE HOMES FOR OUR  
17 RELATIVES, OUR CHILDREN AND OUR FAMILIES, SO I AM SUPPORTIVE  
18 OF \$20 BILLION AND REALLY ENCOURAGE BY THE STRONG LABOR  
19 PROTECTIONS IN THIS AS WELL. SO IF I CAN VOTE AND COME BACK IN  
20 TIME, IT WILL DEFINITELY BE A YES VOTE FOR ME. THANK YOU FOR  
21 EVERYONE WHO WORKED SO HARD ON MAKING THIS A REALITY.

22

23 **CLERK, FRED CASTRO:** PRESIDENT RAMOS, WE HAVE COUNCILMEMBER  
24 FIFE WHO WOULD LIKE TO SPEAK ALSO.

25



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1 **PRES. BELIA RAMOS:** THANK YOU. IF YOU ARE ABLE TO HANG ON WE  
2 COULD LOVE TO INCLUDE YOU IN THIS VOTE. COUNCILMEMBER FIFE?

3

4 **SPEAKER:** I WANTED TO SPEAK BRIEFLY. I WANTED TO ADD MY VOICE  
5 AND SHARE THAT AS A FORMER WORKING HOMELESS PERSON IN OAKLAND,  
6 CALIFORNIA AND SOMEONE WHO HAS BEEN ON THE COMMUNITY SIDE OF  
7 ORGANIZING WITH THE PROCESS, IT IS JUST AMAZING AT THIS POINT  
8 TO BE ABLE TO VOTE WITH MY COLLEAGUES ON THIS HISTORIC,  
9 HISTORIC BILL. AS SOMEONE WHO HAS LED NATIONALLY RECOGNIZED  
10 HOUSING MOVEMENTS AROUND THE HUMAN RIGHT TO HOUSING THROUGH  
11 MOMS FOR HOUSING AND A HOST OF OTHER COMMUNITY-BASED  
12 ORGANIZATIONS, I AGREE WITH ALL OF MY COLLEAGUES WHO ARE  
13 SAYING LET'S GO BIG, LET'S GO FOR 20 BILLION WITH STRONG LABOR  
14 STANDARDS, AND THE ADDED WISDOM OF THE LEAGUE OF WOMEN VOTERS  
15 OF THE BAY AREA THAT ADDS THE INDEPENDENT OVERSIGHT FOR THIS  
16 MEASURE. I THINK THE FATIGUE THAT OUR VOTERS ARE EXPERIENCING  
17 AND A LACK OF TRUST THAT THEY HAVE FOR ELECTED OFFICIALS AND  
18 BALLOT MEASURES THAT WILL TAP THEIR POCKETS. IT'S IMPORTANT TO  
19 LET THEM KNOW THAT THIS IS A TRUSTED MEASURE THAT WILL SOLVE A  
20 LOT OF THE ISSUES THAT THEY CARE ABOUT, SO I JUST WANTED TO  
21 ADD MY VOICE AND SAY I AM ELATED TO BE A PART OF THIS MOMENT,  
22 AND WE HAVE THE OPPORTUNITY TO REALLY TAKE A CHUNK OUT OF THE  
23 ISSUES THAT WE ARE ALL FACING REGIONALLY, AND I CAN'T WAIT TO  
24 VOTE YES AND TO THROW DOWN IN THE FIELD TO MAKE SURE THAT THIS  
25 ITEM PASSES.



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1

2 **PRES. BELIA RAMOS:** THANK YOU SO VERY MUCH. I BELIEVE  
3 SUPERVISOR CORZO IS HERE IN THE ROOM?

4

5 **SPEAKER:** THANK YOU. I JUST WANTED TO BRIEFLY COMMENT ON HOW  
6 MOVED I AM THAT I'LL BE ABLE TO VOTE ON THIS ITEM TONIGHT. MY  
7 PATH TO THIS HISTORIC VOTE INCLUDES HAVING BEEN HOMELESS AS A  
8 CHILD IN MY COUNTY. AS A NEW COUNTY SUPERVISOR, I AM STILL  
9 UNABLE TO BUY A HOME. I'VE BEEN A LIFELONG RENTER, AND MY PATH  
10 INTO POLITICS ACTUALLY BEGAN AS A COMMUNITY ORGANIZER WHERE MY  
11 FOCUS WAS ORGANIZING AND WORKING ON TENANT PROTECTIONS. WHEN  
12 PEOPLE IN MY COMMUNITY WERE GETTING THEIR RENTS INCREASED BY  
13 HUNDREDS IF NOT THOUSANDS OF DOLLARS AND EVEN DOUBLED IN SOME  
14 CASES, AND WE, AS A REGION, DESERVE TO BE ABLE TO HAVE THE  
15 RESOURCES TO MAKE A SIGNIFICANT IMPACT ON OUR AFFORDABLE  
16 HOUSING CRISIS. I'M ALSO THE HEAD OF A MULTI-GENERATIONAL  
17 HOUSEHOLD, AND MY TITLE HAS NOT PROTECTED ME FROM THE IMPACTS  
18 OF THIS ONGOING HOUSING CRISIS. THE PEOPLE WHO HAVE BEEN HIT  
19 THE HARDEST BY THIS CRISIS RANGE FROM ELECTED OFFICIALS TO  
20 CAREGIVERS TO HOUSE CLEANERS TO CONSTRUCTION WORKERS TO  
21 TEACHERS TO DOCTORS AND THE LIST CAN GO ON AND ON. WE  
22 CONTRIBUTE TO OUR COMMUNITIES IN OUR REGIONS, AND WE DESERVE  
23 AFFORDABLE HOUSING, AND WE NEED A \$20 BILLION BOND TO PASS,  
24 AND I ALSO WANT TO ADD THAT, YOU KNOW, IN MY PERSPECTIVE THIS  
25 BOND IS ABOUT RACIAL JUSTICE. IT'S ABOUT ECONOMIC JUSTICE.



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1 IT'S ABOUT IMPROVED PUBLIC SAFETY, SUPPORT FOR OUR SENIORS.  
2 WE'RE ALL INTERCONNECTED. WE'RE ALL IMPACTED BY THIS CRISIS,  
3 AND THIS BOND IS AN OPPORTUNITY TO BEGIN TO HEAL THIS CRISIS.  
4 IT'S THE NUMBER ONE ISSUE IN ALL OF OUR JURISDICTIONS, ALL OF  
5 OUR MUNICIPALITIES, AND IT DOES NOT HAVE TO BE INEVITABLE AND  
6 PERMANENT THAT WE CONTINUE TO SUFFER THE IMPACTS. THE HOUSING  
7 TO HOMELESSNESS WE KNOW -- I'M SORRY, THE SOLUTION TO  
8 HOMELESSNESS, AS WE KNOW, IS HOUSING, AND I AM VERY COMMITTED  
9 TO MAKING SURE THAT I BRING THE MESSAGE TO MY COMMUNITY, TO MY  
10 COUNTY ABOUT THE IMPORTANCE OF THIS BOND, AND I'M COMMITTED TO  
11 EDUCATING THEM AS MUCH AS POSSIBLE. THE MEDIAN HOME VALUE IN  
12 MY COUNTY IS \$1.5 MILLION, AND EVERYONE IN MY COMMUNITY KNOWS  
13 THAT THEIR CHILDREN CANNOT AFFORD TO BUY HOMES HERE, AND THIS  
14 IS SEPARATING FAMILIES, AND THAT MESSAGE RESONATES, AND I WILL  
15 MAKE SURE THAT THEY HEAR IT. I ALSO WANT TO APPRECIATE THE  
16 THOUGHTFUL CONVERSATIONS THAT MY COLLEAGUES AND STAFF HAVE HAD  
17 WITH LABOR LEADERS AND RANK-AND-FILE MEMBERS TO ARRIVE TO THE  
18 RECOMMENDATIONS BEFORE US TODAY, AND I WANT TO SAY THANK YOU  
19 TO EVERYONE AND I'M VERY GRATEFUL TO BE ON THIS BODY AND TO BE  
20 ABLE TO BE A PART OF THIS VOTE TONIGHT.

21

22 **PRES. BELIA RAMOS:** THANK YOU. SUPERVISOR LEE?

23

24 **SPEAKER:** GOOD EVENING. I'M CERTAINLY GOING TO STRONGLY SUPPORT  
25 THIS MEASURE. BACK IN 2016 OUR COUNTY PASSED MEASURE A, THE



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1 AFFORDABLE HOUSING BOND, OF \$950 MILLION. FOR THE PAST EIGHT  
2 YEARS, THIS FUNDS HAVE FUNDED OVER 5200 NEW APARTMENTS AND 56  
3 HOUSING DEVELOPMENTS AND 10 OF OUR 15 CITIES IN OUR COUNTY.  
4 THIS IS TRULY HISTORIC, AND AS EVERYBODY KNOWS, SANTA CLARA  
5 COUNTY HAS BECOME THE MOST EXPENSIVE COUNTY TO LIVE IN THE  
6 UNITED STATES. THANKS FOR THE GREAT JOBS TO THE GREAT  
7 COMPANIES LOCATED IN OUR COUNTY, MANY OF THE HIGH-TECH  
8 COMPANIES ARE DOING VERY WELL. IT ALSO DROVE UP OUR HOUSING  
9 COSTS, AND SO THIS IS THE TYPE OF MODEL, AND I THINK THIS IS  
10 EXACTLY WHAT WE'RE DOING, REPLICATING THIS TYPE OF IDEA IN THE  
11 REGIONAL FASHION TO BUILD MORE HOUSING, LOOKING FOR IT,  
12 BECAUSE WE KNOW THIS NEED WILL ONLY GROW AND NOT BE  
13 DIMINISHED, GIVEN THE GREAT PLACE THAT WE ARE LIVING HERE IN  
14 THE BAY AREA. I WILL BE FULLY AND STRONGLY SUPPORTING OF THIS.  
15 HOWEVER, EVEN VOTING YES VOTE TONIGHT WE'VE ONLY JUST BEGUN.  
16 THE HARD WORK WILL COME TRYING TO PERSUADE OUR VOTERS TO MAKE  
17 THIS HAPPEN. 55%, EVEN IF WE CAN GET TO 55%, WILL NOT BE AN  
18 EASY LIFT, BUT FOR 20 BILLION HOPEFULLY IS WHAT WE'RE ASKING  
19 FOR. I WANT TO URGE ALL OF US TO NOT ONLY VOTE YES TONIGHT BUT  
20 TO COMMIT THE TIME AND ENERGY AND PASSION TO ADVOCATE FOR THIS  
21 PASSAGE IN NOVEMBER. THANK YOU.

22

23 **PRES. BELIA RAMOS:** I DO NOT SEE ANY HANDS RAISED FROM MY  
24 EXECUTIVE BOARD MEMBERS. AT THIS TIME I'LL TAKE PUBLIC COMMENT



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1 ON ITEM 10C. I DON'T HAVE ANY CARDS FOR PUBLIC COMMENT ON ITEM  
2 10C HERE IN SACRAMENTO. I'LL TURN IT OVER TO THE CLERK.

3

4 **CLERK, FRED CASTRO:** WE RECEIVED A LETTER FROM KATHLEEN SHAW  
5 LEAGUE OF WOMEN VOTERS THAT WAS POSTED ON TO THE REGISTRAR AND  
6 SENT OUT IN AN EMAIL TO ALL COMMITTEE MEMBERS. WE HAVE ONE  
7 MEMBER OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC COMMENT. HOW  
8 MUCH TIME SHOULD WE GIVE?

9

10 **PRES. BELIA RAMOS:** TWO MINUTES.

11

12 **CLERK, FRED CASTRO:** OKAY, FIRST SPEAKER IS SCOTT LITTLEHALE.  
13 TWO MINUTES, PLEASE.

14

15 **SPEAKER:** I WILL BE BRIEF. I'M EXECUTIVE RESEARCH ANALYST FOR  
16 THE NOR CAL CARPENTER'S UNION, AND I WAS PROUD TO BE IN THE  
17 ROOM FOR THE CASA COMMITTEE SEVEN YEARS AGO, AND ON BEHALF OF  
18 37,000 MEMBERS, AND WE'RE PROUD TO BE HERE TONIGHT TO BE AT  
19 THE BOOKEND OF THIS -- IT'S NOT THE BOOKEND UNTIL WE GET IT  
20 VOTED AND PASSED, RIGHT? WE WILL PROUDLY SUPPORT BECAUSE WE  
21 ARE IN FAVOR AS A UNION OF BUILDING MORE HOMES AND LIFTING UP  
22 THE WORKERS THAT BUILD THEM, AND WE'RE GOING TO TAKE THAT LEAP  
23 OF FAITH AND WITH THE PARTNERSHIP OF YOU ALL AND WITH THE  
24 OTHER STAKEHOLDERS, WE'LL GET THERE TO A POINT WHERE THERE'S  
25 STATE LEGISLATION THAT WILL ENABLE THE STRONG LABOR STANDARDS



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1 THAT YOU WILL BE TALKING ABOUT WITH ITEM 10B TO BE EXTENDED TO  
2 100% OF THE FUNDS. SO THANK YOU TONIGHT FOR YOUR SUPPORT FOR  
3 THESE PRINCIPLES.

4

5 **CLERK, FRED CASTRO:** THANK YOU. PRESIDENT RAMOS, WE HAVE FOUR  
6 MEMBERS OF THE PUBLIC IN THE ATTENDEE SPACE FOR PUBLIC  
7 COMMENT. FIRST SPEAKER IS EMILY WHEELER. GO AHEAD, PLEASE. TWO  
8 MINUTES.

9

10 **SPEAKER:** HI, MY NAME IS EMILY WHEELER. I HOPE YOU CAN HEAR ME.  
11 I AM WITH PUBLIC ADVOCATES, AND WE STRONGLY SUPPORT THIS BOND.  
12 WE'RE SO HAPPY TO SEE IT BE PUT ON THE BALLOT. WE SUPPORT THE  
13 \$20 BILLION NUMBER, AND WE ALSO JUST ARE BIG FANS OF THE THREE  
14 Ps, NOT JUST PRODUCTION, BUT ALSO PRESERVATION AND PROTECTION,  
15 SO WE'RE REALLY EXCITED TO SEE THIS MOVE FORWARD, AND THANKS  
16 TO ABAG.

17

18 **CLERK, FRED CASTRO:** THANK YOU. NEXT SPEAKER IS KARLA GUERRA.  
19 GO AHEAD, PLEASE. TWO MINUTES.

20

21 **SPEAKER:** HI, GOOD EVENING. I AM THE POLICY AND ADVOCACY SENIOR  
22 MANAGER AT THE UNITY COUNCIL. WE ARE A 60-YEAR-OLD PLACE-BASED  
23 COMMUNITY DEVELOPMENT CORPORATION, AND WE FULLY SUPPORT  
24 PASSING REGIONAL HOUSING BOND TO SECURE 20 BILLION. THIS BOND  
25 REPRESENTS A CRUCIAL STEP TOWARDS CREATING MORE AFFORDABLE



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1 HOUSING OPTIONS IN THE BAY AREA, AND WE ARE REALLY EXCITED TO  
2 HAVE THIS OPPORTUNITY. ADDITIONALLY, WE URGE THE PASSAGE OF  
3 ACA 1, AFFORDABLE HOUSING BONDS NEED ONLY 55% VOTER APPROVAL.  
4 TODAY I WANT TO SHARE THAT THE CALIFORNIA ATTORNEY GENERAL ROB  
5 BONTA VISITED THE UNITY COUNCIL, AND DISCUSSED FAIR HOUSING,  
6 HIGHLIGHTING HOW THE STATE CAN DO MORE. SO WE URGE YOU TO  
7 SUPPORT AND APPROVE THIS SUBMISSION OF THIS GENERAL OBLIGATION  
8 BOND FOR AFFORDABLE HOUSING FOR 20 BILLION. THANK YOU.

9

10 **CLERK, FRED CASTRO:** THANK YOU. NEXT SPEAKER IS CALUM WEEKS. GO  
11 AHEAD, PLEASE. TWO MINUTES.

12

13 **SPEAKER:** CALUM WEEKS, POLICY DIRECTOR OF GENERATION HOUSING.  
14 WE ARE BASED IN SONOMA COUNTY. I WANT TO TAKE THE OPPORTUNITY  
15 TO THANK YOU FOR ALL OF YOUR HARD WORK AND FOR REALLY DRIVING  
16 FORWARD SUCH A MOMENTOUS OPPORTUNITY FOR THE BAY AREA. WE ARE  
17 A PROUD MEMBER OF THE BAY AREA HOUSING FOR ALL COALITION, AND  
18 SO WE ARE IN STRONG SUPPORT OF A BAHFA BOND, AND I WOULD LIKE  
19 TO END BY GIVING OUT A SPECIAL NOTE OF GRATITUDE FOR THE  
20 LEADERS THERE IN THE ROOM FOR THEIR LEADERSHIP HERE IN THE  
21 SONOMA COUNTY FUND AND FOR REPRESENTING US HERE REGIONALLY AS  
22 WELL. THANK YOU SO MUCH FOR THIS MOMENT. THIS IS QUITE  
23 HISTORICAL, AND WE LOOK FORWARD TO SEEING THIS ON THE BALLOT.

24



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1 **CLERK, FRED CASTRO:** THANK YOU. NEXT SPEAKER IS REBECCA  
2 JACKSON. TWO MINUTES, PLEASE. REBECCA JACKSON? NEXT SPEAKER IS  
3 JULIE LIND. GO AHEAD, PLEASE, JULIE LIND FOR TWO MINUTES.  
4 REBECCA JACKSON, ARE YOU ABLE TO SPEAK?

5

6 **SPEAKER:** YES, CAN YOU HEAR ME?

7

8 **CLERK, FRED CASTRO:** YES, GO AHEAD, PLEASE. TWO MINUTES.

9

10 **SPEAKER:** THANK YOU. SAN FRANCISCO WOMEN'S HOUSING COALITION,  
11 OUR CLUB OF COMMUNITY-BASED ORGS WORK TO HELP THE MOST  
12 VULNERABLE INDIVIDUALS OF SAN FRANCISCO GET OFF THE STREET AND  
13 ACHIEVE STABILITY AS THEY EXIT INTO AFFORDABLE HOUSING WHEN  
14 IT'S AVAILABLE. THE WOMEN'S HOUSING COALITION ARE ENCOURAGED  
15 BY THE BAHFA'S DIRECTION IN APPROVING THIS REGIONAL HOUSING  
16 BOND FOR THE BALLOT, AND WE RECOGNIZE THAT THIS ISSUE  
17 TRANSCENDS CITY AND COUNTY BORDERS AND THIS BOND WILL GO A  
18 LONG WAY IN HELPING ADD AFFORDABLE HOUSING STOCK AND  
19 PRESERVATION SERVICES TO OUR REGIONAL NETWORK. 41% OF SAN  
20 FRANCISCO'S UNHOUSED ARE WOMEN IDENTIFIED AND 80% OF THOSE ARE  
21 SURVIVORS OF VIOLENCE WITH THE UNIQUE CHALLENGES WHEN TRYING  
22 TO EXIT OUT OF HOMELESSNESS. THIS MESSAGE HAS PROVEN POPULAR  
23 WITH [INDISCERNIBLE] IN SAN FRANCISCO RECENTLY TASKING A MUCH  
24 SMALLER HOUSING BOND PROP A WITH A CARVE-OUT FOR SURVIVORS IN  
25 NO SMALL PART BECAUSE OF THE ADVOCACY EFFORTS OF THE COALITION



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1 AND [INDISCERNIBLE] TO THE VOTERS OF OUR CITY. WE AGAIN THANK  
2 YOU FOR YOUR EFFORTS TO ADVANCE THIS CRITICAL BOND TO THE  
3 NOVEMBER BALLOT AND WELCOME ANY DIALOGUE AND DISCUSSION TO  
4 ENSURE WOMEN AND SURVIVORS WITH THEIR SPECIFIC NEEDS GET A  
5 SEAT AND HAVE A VOICE AT THIS TABLE. THANK YOU.

6

7 **CLERK, FRED CASTRO:** THANK YOU. NEXT SPEAKER IS MARK PLUBELL.  
8 GO AHEAD, PLEASE. TWO MINUTES.

9

10 **SPEAKER:** OKAY, GOOD EVENING, ABAG BOARD MEMBERS. MY NAME IS  
11 MARK PLUBELL, I'M WITH THE HEAT AND FROST INSULATORS IN  
12 NORTHERN CALIFORNIA. WE ARE MEMBERS OF ALL OF THE NORTHERN  
13 CALIFORNIA BUILDING TRADES COUNCIL, AS WELL AS THE STATE  
14 BUILDING TRADES. WE ARE GRATEFUL FOR THE COMMITMENT OF THE  
15 COMMISSIONERS AND STAFF TO THE LABOR STANDARDS ATTACHED TO  
16 THIS BOND. WE SUPPORT PREVAILING WAGE, BUT LET'S RECOGNIZE  
17 THAT PREVAILING WAGE, WHICH ALREADY INCLUDES AN APPRENTICESHIP  
18 COMPONENT, IS A MINIMUM LABOR STANDARD. IN CONTRAST TO PROJECT  
19 LABOR AGREEMENT, SUCH AS THE ONE CONTEMPLATED BY SB 735, WOULD  
20 ENSURE THAT LOCAL HIRES WOULD BE USED FOR ALL CRAFTS ON THESE  
21 JOBS. THE LOCAL RESIDENTS HAVE UNDER-REPRESENTED GROUPS, SUCH  
22 AS JUSTICE INVOLVED IN FORMER FOSTER YOUTH WILL GET  
23 OPPORTUNITIES TO SECURE A FAMILY SUPPORTING CAREER THROUGH A  
24 REAL LOCAL APPRENTICESHIP. A PLA IS THE BEST WAY TO SUPPORT  
25 LIFELINE CAREERS. A BOND WITHOUT STRINGENT LABOR STANDARDS



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1 ONLY CREATES A NEED FOR MORE AFFORDABLE HOUSING. THANK YOU FOR  
2 YOUR TIME.

3

4 **CLERK, FRED CASTRO:** THANK YOU. NEXT SPEAKER IS RICH HEDGES.  
5 TWO MINUTES, PLEASE.

6

7 **SPEAKER:** THANK YOU VERY MUCH. I'M A STRONG HOUSING ADVOCATE,  
8 AND I HAVE ATTENDED THE CASA MEETINGS, BUT I'M ALSO A STRONG  
9 LABOR ADVOCATE, AND THIS IS A TIME FOR VOTING FOR A BILL THAT  
10 HAS LABOR PROTECTIONS. LABOR NEEDS TO BE ABLE TO DO THESE  
11 PROJECTS. THEY HAVE THE BEST EDUCATED AND THE LARGEST PRIVATE  
12 SCHOOL IN THE COUNTRY, AND THE BEST CRAFTSPEOPLE. ALL OF THEIR  
13 PROJECTS THAT ARE PUBLIC SECTOR COME IN UNDER-BUDGET AND  
14 BEFORE THEY ARE DUE. I THINK THE ONLY WAY WE CAN DO THIS FOR  
15 THIS KIND OF WORK IS TO HAVE PROJECT LABOR AGREEMENTS THAT ARE  
16 PROACTIVE APPROACH TO PREVAILING WAGE ENFORCEMENT, INCLUDING  
17 PATHWAYS --

18

19 **PRES. BELIA RAMOS:** MR. HEDGES, THIS IS BELIA RAMOS. I WILL  
20 STOP YOU. THAT ITEM THAT YOU ARE SPEAKING TO IS ITEM 10B,  
21 WHICH WE WILL BE DISCUSSING LABOR STANDARDS AT THAT POINT. I  
22 WILL ASK IF WE COULD REFER YOU OVER TO 10B. WE ARE ON ITEM 10C  
23 RIGHT NOW, WHICH IS JUST THE ADOPTION OF THE RESOLUTION TO  
24 PLACE THIS MEASURE ON TO THE BALLOT.

25



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1 **SPEAKER:** I WOULD BE HAPPY TO DO THAT. THANK YOU.

2

3 **PRES. BELIA RAMOS:** EXCELLENT. THANK YOU SO MUCH. SO JUST  
4 REMINDER TO ANYONE THAT IS WAITING FOR PUBLIC COMMENT, IF YOUR  
5 PUBLIC COMMENT IS RELATED TO LABOR STANDARDS, THAT IS ITEM  
6 10B, AND I WOULD ASK THE CLERK IF YOU COULD LET ME KNOW HOW  
7 MANY OTHER PUBLIC COMMENTS WE HAVE AT THIS MOMENT.

8

9 **CLERK, FRED CASTRO:** YES, WE HAVE TWO ADDITIONAL MEMBERS OF THE  
10 PUBLIC IN THE ATTENDEE SPACE, AND FIVE ADDITIONAL SPEAKER  
11 CARDS WERE SUBMITTED IN THE BOARD ROOM.

12

13 **PRES. BELIA RAMOS:** OKAY, SO AT THIS TIME I AM GOING TO -- I AM  
14 GOING TO GO AHEAD AND WE HAVE HAD FIVE SPEAKERS AT TWO  
15 MINUTES, AND SO I'M GOING TO DROP THE PUBLIC SPEAKER TIME DOWN  
16 TO ONE MINUTE. WE DO HAVE A QUORUM CONSIDERATION THAT WE ARE  
17 GOING THROUGH. AND JUST A REMINDER TO ANY PUBLIC SPEAKER THAT  
18 IS WANTING TO SPEAK ON LABOR STANDARDS, WE'RE GOING TO GET TO  
19 THAT ONE IN ITEM 10B, SO PLEASE GO AHEAD AND INFORM THE CLERK  
20 IN YOUR RESPECTIVE ROOMS IF YOU ARE SPEAKING ON LABOR  
21 STANDARDS AND WE WILL GET YOU IN THE QUEUE FOR 10B. WE CAN  
22 PROCEED, MR. CLERK.

23

24 **CLERK, FRED CASTRO:** YES, OUR NEXT SPEAKER FOR THE ATTENDEE  
25 SPACE IS JENNY SILVA, FOLLOWED BY OUR LAST SPEAKER IN THE



## Meeting Transcript

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1 ATTENDEE CASE, JOE SILVERS. JENNY SILVA, PLEASE GO AHEAD, ONE  
2 MINUTE.

3

4 **SPEAKER:** HI, THANK YOU FOR THE OPPORTUNITY TO PROVIDE PUBLIC  
5 COMMENT. I AM JENNY SILVA WITH THE MARIN ENVIRONMENTAL HOUSING  
6 COLLABORATIVE, AND WE ARE A PROUD MEMBER OF THE BAY AREA  
7 HOUSING FOR ALL COALITION, AND WE ARE IN STRONG SUPPORT OF THE  
8 BAHFA BOND. WE THANK YOU FOR YOUR LEADERSHIP SO FAR, AND WE  
9 URGE YOU TO CONTINUE MOVING THIS MEASURE FORWARD AND TO PUT IT  
10 ON THE BALLOT. MARIN COUNTY HAS AN ENORMOUS HOUSING SHORTAGE,  
11 AND WE ARE RAPIDLY LOSING OUR WORKFORCE. WE MUST BUILD  
12 AFFORDABLE HOUSING AS RAPIDLY AS POSSIBLE. WE HAVE ALMOST  
13 COMPLETED OUR HOUSING ELEMENT PROCESS, AND WE ARE COMMITTED TO  
14 8,000 AFFORDABLE UNITS. THOSE UNITS WILL NOT BE BUILT WITHOUT  
15 THIS BOND. THERE IS JUST NOT ENOUGH FUNDING FORCES WITHOUT  
16 THIS BOND IN ORDER TO BUILD THE LEVEL OF HOUSING THAT WE NEED,  
17 SO PLEASE MOVE THIS FORWARD. INCLUDE THE LABOR STANDARDS. THEY  
18 ARE NEEDED IN ORDER TO REBUILD THE CONSTRUCTION WORKFORCE THAT  
19 WILL BE NEEDED IN ORDER TO BUILD THESE UNITS ALSO. AND AGAIN,  
20 THANK YOU FOR ALL OF YOUR TIME AND ATTENTION AND THE WORK THAT  
21 YOU'VE DONE TODAY.

22

23 **CLERK, FRED CASTRO:** THANK YOU. OUR SPEAKERS IN ORDER IN THE  
24 BOARD ROOM ARE KEN, JOHN, MITCH, ZEKUN AND SHARON. KEN CHAN,  
25 PLEASE, ONE MINUTE.



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1

2 **SPEAKER:** ALL RIGHT. WELL, GOOD EVENING, MEMBERS OF THE ABAG  
3 EXECUTIVE BOARD. I'M THE SENIOR ORGANIZER FOR THE HOUSING  
4 LEADERSHIP COUNCIL SAN MATEO COUNTY. WE WORK WITH COMMUNITIES  
5 AND LEADERS TO PRESERVE AND PRODUCE QUALITY AFFORDABLE HOMES.  
6 I'M HERE TO EXPRESS OUR SUPPORT FOR PLACING THE REGIONAL  
7 HOUSING MEASURE ON THE NOVEMBER 2024 BALLOT. I WOULD LIKE TO  
8 EMPHASIZE TO BE AND STAY WELL BOTH PHYSICALLY AND MENTALLY AND  
9 FOR YOUR CHILDREN TO GROW AND FLOURISH WE NEED TO MAKE SURE  
10 THAT WE ALL HAVE HOUSING TO COUNT ON. A STABLE HOME ANCHORS  
11 OUR HEALTH AND PROVIDES A LADDER FOR FUTURE SUCCESS. OUR  
12 CHILDREN WON'T GET VERY FAR IF WE DON'T PLAN FOR THEIR HOUSING  
13 NEEDS AND THE NEEDS OF PEOPLE IN OUR COMMUNITIES. THE REGIONAL  
14 HOUSING BOND CAN BE A PART OF THESE PLANS, BUT ONLY IF YOU  
15 HELP GET THIS MEASURE ACROSS THE FINISH LINE. BY SECURING A  
16 RELIABLE SOURCE OF FUNDING FOR THE CREATION AND PRESERVATION  
17 OF AFFORDABLE HOMES FOR YOUR MOST VULNERABLE RESIDENTS, YOU'LL  
18 BE MAKING ONE OF THE SMARTEST INVESTMENTS IN YOUR COMMUNITY.  
19 HOW YOU CHOOSE TO RESPOND IN THIS MOMENT MATTERS.

20

21 **CLERK, FRED CASTRO:** TIME.

22

23 **SPEAKER:** THIS IS YOUR OPPORTUNITY TO MAKE A POSITIVE HISTORIC  
24 IMPACT ON YOUR COMMUNITIES. WE ENCOURAGE YOU TO MOVE THE  
25 MEASURE FORWARD, THANK YOU.



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1

2 **CLERK, FRED CASTRO:** THANK YOU. JOHN AVALOS.

3

4 **SPEAKER:** GOOD AFTERNOON, I'M WITH THE COUNCIL COMMITTEE  
5 HOUSING ORGANIZATIONS IN SAN FRANCISCO. I WANT TO COMMEND ALL  
6 THE YEARS OF WORK THAT HAVE GONE INTO THIS MOMENT OF PLACING A  
7 REGIONAL BOND ON THE NOVEMBER BALLOT. I KNOW OTHER STEPS TO GO  
8 THROUGH, BUT I'M JUST REALLY IMPRESSED WITH THE UNITY THAT'S  
9 BEEN EXPRESSED TONIGHT, ESPECIALLY RAISING THE LEVEL TO \$20  
10 BILLION FOR AN AFFORDABLE HOUSING BOND. SAN FRANCISCO JUST  
11 PASSED \$300 MILLION AFFORDABLE HOUSING BOND AND IT  
12 DEMONSTRATES THAT THIS CAN BE DONE. I WAS REALLY EXCITED TO  
13 HEAR MEMBER TREVA REID'S COMMENTS ABOUT EQUITY AND THE NEED TO  
14 ENSURE THAT WE ARE SUPPORTING THE BLACK COMMUNITY IN HOME  
15 OWNERSHIP FOR WORKING PEOPLE IN THE BAY AREA. THAT'S THE  
16 ACTUAL AUDIENCE THAT WE NEED TO BE ENSURING SUPPORTS THIS  
17 BOND. THEY HAVE TO SEE THAT IT'S ACTUALLY GOING TO BE  
18 BENEFITING THEIR COMMUNITIES AND THEIR HOUSEHOLDS, AND THAT'S  
19 THE WAY TO WIN, IS TO FIND THAT UNITY AND REACH OUT TO THESE  
20 PEOPLE. THANK YOU VERY MUCH FOR YOUR WORK.

21

22 **CLERK, FRED CASTRO:** MITCH MANKIN, PLEASE.

23

24 **SPEAKER:** GOOD AFTERNOON, POLICY MANAGER. I WANT TO EXPRESS MY  
25 SUPPORT AND OUR ORGANIZATION'S SUPPORT FOR THE \$20 BILLION



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1 BAHFA BOND. AS MAYOR ARREGUIN MENTIONED, THE POLLING IS MUCH  
2 THE SAME BUT THE IMPACT WILL BE DOUBLE AND THE COMMUNITY WILL  
3 REMEMBER THAT IN THE FUTURE. THIS COULD BE TRANSFORMATIONAL  
4 FOR THE BAYVIEW, FILLMORE, SAN FRANCISCO AND FOR THE BAY AREA.  
5 WE'RE ESPECIAL EXCITED ABOUT THE PRESERVATION INCLUSION, 15 TO  
6 24%. THAT'S A SUPER IMPORTANT ASPECT OF KEEPING OUR  
7 COMMUNITIES WHOLE. WE DID A LOT OF VOTER ENGAGEMENT WORK  
8 AROUND OUR BOND HERE IN SAN FRANCISCO WHICH WE PASSED WITH A  
9 70% MARGIN, AND WE STAND READY TO DO THE SAME OR EVEN BETTER  
10 IN NOVEMBER. THANK YOU.

11

12 **CLERK, FRED CASTRO:** THANK YOU. ZEKLUN LEE.

13

14 **SPEAKER:** GOOD EVENING. I'M SHARON CORNIEL, I'M THE DIRECTOR OF  
15 ST. MARY'S CENTER IN OAKLAND. ON BEHALF OF OUR SENIORS, WE'VE  
16 BEEN COMING SINCE SEPTEMBER. WE CAME IN FEBRUARY. WE CAME IN  
17 MARCH, AND EACH TIME OUR SENIORS HAVE SPOKEN TO THE BAHFA  
18 OVERSIGHT COMMITTEE, TO INDIVIDUAL MEMBERS OF THIS GROUP ABOUT  
19 THE NEED FOR ACUTELY LOW-INCOME HOUSING, HOUSING AT THE 0 TO  
20 20% AMI RANGE, THE FASTEST-GROWING SEGMENT OF THE HOMELESS ARE  
21 SENIORS ON SSI. WE WANT TO THANK MS. HARTLEY FOR MEETING WITH  
22 US. WE WANT TO THANK MS. FARNSWORTH FOR A PARTICULARLY  
23 EDUCATIONAL DISCUSSION, BUT WE ARE DISAPPOINTED TO SEE TODAY  
24 THAT THE LANGUAGE IN THE MEASURE REFERS TO EXTREMELY LOW  
25 INCOME. DON'T TALK TO US ABOUT HOMELESSNESS IF IT DOESN'T SAY



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1 ACUTELY LOW INCOME. THAT'S WHERE THE NEED IS. OUR SENIORS ARE  
2 OUT CAMPAIGNING FOR THIS MEASURE ALREADY. WE SUPPORT IT 110%.  
3 GIVE US SOMETHING FOR FOLKS AT 20% AMI. THANK YOU.

4

5 **CLERK, FRED CASTRO:** THANK YOU. ZEKLUN LEE, PLEASE.

6

7 **SPEAKER:** SENIOR CAMPAIGN MANAGER FOR MPH. NON-PROFIT HOUSES  
8 NORTHERN CALIFORNIA. WE ARE A MEMBERSHIP ORGANIZATION OF MORE  
9 THAN 750 AFFORDABLE HOUSING DEVELOPERS, ADVOCATES, COMMUNITY  
10 LEADERS, AND BUSINESS. WE FULLY SUPPORT THE ADOPTION OF  
11 RESOLUTION TO PLACE THIS AFFORDABLE HOUSING BOND MEASURE ON  
12 THE NOVEMBER 2024 BALLOT. MPH IS ALSO A MEMBER OF BAHA, BAY  
13 AREA HOUSING FOR ALL. WE AS A COALITION HAVE OVER 50 PLUS  
14 ORGANIZATIONS IN THE COALITION IS PART OF THIS AND GROWING  
15 EVERY SINGLE DAY. OVER THE PAST YEAR OR SO WE HAVE BEEN  
16 WORKING REALLY CLOSELY WITH VARIOUS ORGANIZERS AROUND THE  
17 WHOLE ENTIRE NINE COUNTIES OF THE BAY AREA, AND OVER THE LAST  
18 YEAR OR SO, WE HAVE NOW GATHERED OVER 150-PLUS ELECTED  
19 OFFICIALS WHO HAVE ALSO SUPPORT PUTTING THIS MEASURE ON THE  
20 BALLOT FOR NOVEMBER 2024, AND IN ADDITION TO THAT, OVER 1,000-  
21 PLUS INDIVIDUALS HAVE ALSO ENDORSED THAT PROCESS AS WELL TOO.  
22 SO WE ARE REALLY EXCITED TO CONTINUE TO PUSH THIS FORWARD.  
23 REALLY EXCITED THAT YOU ALL ARE FULLY IN SUPPORT OF GOING  
24 AFTER \$20 BILLION, BECAUSE THAT'S WHAT WE ALL SEE AS  
25 ABSOLUTELY NECESSARY FOR US TO TURN THE TIDE IN THE BAY AREA,



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1 SO I'M EXCITED THAT Y'ALL ARE PUSHING AND THERE ARE A LOT OF  
2 FOLKS WORKING BEHIND THE SCENES AS WELL TOO AT THE GRASSROOTS  
3 LEVEL TO CONTINUE TO PUSH THIS WITH YOU ALL TOO. THANK YOU SO  
4 MUCH FOR PUTTING THE HARD WORK IN. WE ARE WITH YOU. THANK YOU.

5

6 **CLERK, FRED CASTRO:** THANK YOU. THERE ARE NO OTHER PUBLIC  
7 SPEAKERS IN THE BOARD ROOM, AND IF I CAN CHECK WITH THE  
8 TELECONFERENCE LOCATIONS, THE REMOTE LOCATIONS, IF ANYONE HAS  
9 ANY MEMBERS OF THE PUBLIC THERE FOR PUBLIC COMMENT, PLEASE?

10

11 **PRES. BELIA RAMOS:** NONE IN SACRAMENTO.

12

13 **CLERK, FRED CASTRO:** SEEING NONE IN THE OTHER LOCATIONS, THEN  
14 THERE ARE NO FURTHER PUBLIC COMMENTS. THANK YOU.

15

16 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. AT THIS TIME I'M GOING  
17 TO CLOSE PUBLIC COMMENT. I THANK ALL OF MY COLLEAGUES FOR YOUR  
18 THOUGHTFUL AND HEARTFELT DISCUSSION. TO OUR STAFF FOR AN  
19 INCREDIBLY HEAVY LIFT, AND I ASK THAT YOU JOIN ME IN VOTING IN  
20 FAVOR OF HOUSING AND VOTING IN FAVOR OF DIGNITY AND HUMANITY  
21 WITH A MOTION BY --

22

23 **SPEAKER:** MADAM PRESIDENT, THERE IS ONE QUESTION HERE IN THE  
24 BOARDROOM AT 375 BEALE.

25



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1   **TREVA REID:** THANK YOU, THIS IS TREVA REID. I HEARD THAT PUBLIC  
2   COMMENT RELATED TO ACUTELY LOW INCOME, AND IT RESONATED DEEPLY  
3   WITH ME. I'VE NOT HEARD THAT BEFORE. I'VE BEEN MY MOTHER'S  
4   PRIMARY CAREGIVER FOR OVER A DECADE, AND AS A RETIRED PUBLIC  
5   SCHOOLTEACHER, SHE IS CERTAINLY FALLING WITHIN WHAT MAY HAVE  
6   JUST BEEN DESCRIBED AS AN AREA THAT SHE WOULD BE CATEGORIZED  
7   IN. I'M NOT SURE IF SOMEONE FROM STAFF MIGHT ADDRESS WHAT WAS  
8   JUST BROUGHT FORTH. I WANT TO THANK OUR CARPENTERS FOR BEING  
9   HERE. MY BONUS FATHER IS A LOCAL 2 CARPENTER, AND I APPRECIATE  
10   THAT, AND THE FEEDBACK FROM THE LEAGUE OF WOMEN VOTERS.

11

12   **KATE HARTLEY:** THROUGH THE CHAIR, OUR PRIORITY, AND I DO WANT  
13   TO ADDRESS THIS IN DISCUSSIONS OF THE EXPENDITURE PLAN, OUR  
14   PRIORITY INVESTMENT IN OUR EXPENDITURE PLAN, IN OUR EQUITY  
15   FRAMEWORK, IN OUR FUNDING DOCUMENTS IS TO SERVE WHAT WE SAY IS  
16   PERMANENT SUPPORTIVE HOUSING, AND EXTREMELY LOW-INCOME  
17   HOUSING. PERMANENT SUPPORTIVE HOUSING SERVES PEOPLE BETWEEN 0  
18   AND 30% OF AREA MEDIAN INCOME, SO WE -- THE USE OF "ACUTELY  
19   LOW INCOME" IS RELATIVELY NEW. IT'S SORT OF COME FORWARD WITH  
20   THE HELP OF ADVOCATES OVER THE LAST FEW YEARS, BUT WE  
21   ABSOLUTELY ARE PRIORITIZING HOUSING FOR ACUTELY LOW-INCOME  
22   PEOPLE, AND PEOPLE WITH ZERO INCOMES.

23

24   **SPEAKER:** THANK YOU, MADAM PRESIDENT. I'M COMPLETE AND THANK  
25   YOU.



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1

2 **PRES. BELIA RAMOS:** AT THIS TIME I WOULD ASK THAT YOU JOIN ME.  
3 WE HAVE A MOTION BY MAYOR ADAMS, SECOND BY COUNCILMEMBER  
4 ROMERO, TO ADOPT A RESOLUTION PLACING THE ABAG EXECUTIVE BOARD  
5 FOR BAHFA TO MAKE CERTAIN FINDINGS AND APPROVE THE BAHFA  
6 SUBMITTING A BALLOT MEASURE FOR GENERAL OBLIGATION BOND OF UP  
7 TO \$20 BILLION, AND I THINK WE HAVE HEARD QUITE CLEARLY WHAT  
8 THIS BODY THINKS OF THAT. AT THIS TIME I WILL ASK THE CLERK TO  
9 PLEASE CALL THE ROLL AND TO CALL SUPERVISOR MARQUEZ FIRST.

10

11 **CLERK, FRED CASTRO:** YES. SUPERVISOR MARQUEZ.

12

13 **SPEAKER:** YES. [ Laughter ]

14

15 **CLERK, FRED CASTRO:** THANK YOU. MAYOR ADAMS.

16

17 **SPEAKER:** YES.

18

19 **CLERK, FRED CASTRO:** SUPERVISOR ANDERSEN.

20

21 **SPEAKER:** YES.

22

23 **CLERK, FRED CASTRO:** MAYOR ARREGUIN.

24

25 **SPEAKER:** YES.



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1

2 **CLERK, FRED CASTRO:** SUPERVISOR CARLSON.

3

4 **SPEAKER:** YES.

5

6 **CLERK, FRED CASTRO:** COUNCILMEMBER COHEN.

7

8 **SPEAKER:** AYE.

9

10 **CLERK, FRED CASTRO:** CORZO.

11

12 **SPEAKER:** YES.

13

14 **PAT EKLUND:** AYE.

15

16 **CLERK, FRED CASTRO:** ELLENBERG IS ABSENT. COUNCILMEMBER FIFE.

17

18 **SPEAKER:** ABSOLUTELY YES.

19

20 **CLERK, FRED CASTRO:** COUNCILMEMBER FLIGOR.

21

22 **SPEAKER:** YES.

23

24 **CLERK, FRED CASTRO:** MAYOR GARCIA.

25



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1 **SPEAKER:** CAN YOU SIGNAL YES? THERE WE GO.

2

3 **CLERK, FRED CASTRO:** DIRECTOR HILLIS.

4

5 **SPEAKER:** YES.

6

7 **CLERK, FRED CASTRO:** VICE MAYOR KAMEI.

8

9 **SPEAKER:** AYE.

10

11 **CLERK, FRED CASTRO:** SUPERVISOR LEE.

12

13 **SPEAKER:** YES.

14

15 **CLERK, FRED CASTRO:** SUPERVISOR MANDELMAN.

16

17 **SPEAKER:** AYE.

18

19 **CLERK, FRED CASTRO:** SUPERVISOR MILEY.

20

21 **SPEAKER:** YES.

22

23 **CLERK, FRED CASTRO:** COUNCILMEMBER MARTINEZ-BELTRAN.

24

25 **SPEAKER:** AYE.



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1

2 **CLERK, FRED CASTRO:** MILEY.

3

4 **SPEAKER:** AYE.

5

6 **CLERK, FRED CASTRO:** COUNCILMEMBER MOTOYAMA.

7

8 **SPEAKER:** AYE.

9

10 **CLERK, FRED CASTRO:** MAYOR MOY IS ABSENT. SUPERVISOR MUELLER IS  
11 ABSENT. COUNCILLOR MEMBER NAGALES.

12

13 **SPEAKER:** ABSOLUTELY YES.

14

15 **CLERK, FRED CASTRO:** COUNCILMEMBER ORTIZ.

16

17 **SPEAKER:** YES.

18

19 **CLERK, FRED CASTRO:** SUPERVISOR RABBITT.

20

21 **SPEAKER:** AYE.

22

23 **PRES. BELIA RAMOS:** PROUDLY YES.

24

25 **CLERK, FRED CASTRO:** COUNCILMEMBER REID.



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1

2 **SPEAKER:** YES.

3

4 **CLERK, FRED CASTRO:** COUNCILMEMBER ROMERO.

5

6 **SPEAKER:** YES, PLEASE.

7

8 **CLERK, FRED CASTRO:** SUPERVISOR SACKETT.

9

10 **SPEAKER:** YES.

11

12 **CLERK, FRED CASTRO:** COUNCILMEMBER SILVA.

13

14 **SPEAKER:** AYE.

15

16 **CLERK, FRED CASTRO:** TIEDEMANN.

17

18 **SPEAKER:** YES.

19

20 **CLERK, FRED CASTRO:** SUPERVISOR BROWN.

21

22 **SPEAKER:** YES.

23

24 **CLERK, FRED CASTRO:** DIRECTOR GLUCKSTEIN.

25



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1 **SPEAKER:** AYE.

2

3 **CLERK, FRED CASTRO:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS  
4 PRESENT. [ Applause ]

5

6 **PRES. BELIA RAMOS:** THANK YOU. THANK YOU VERY, VERY MUCH. AT  
7 THIS TIME WITH THE INPUT OF MS. HARTLEY, I WILL ASK ARE YOU  
8 READY FOR 10A OR DO YOU PREFER 10B? THEY MIGHT STILL BE  
9 CELEBRATING IN THE BOARDROOM. I THINK THEY HAD CAKE WITHOUT  
10 US.

11

12 **SPEAKER:** YEAH, MADAM PRESIDENT, I THINK WE CAN DO 10A, IF IT  
13 PLEASES THE CHAIR.

14

15 **PRES. BELIA RAMOS:** THANK YOU. PLEASE PROCEED AT THIS TIME  
16 WE'LL TAKE ON ITEM 10A AND THIS IS ADOPTION OF A RESOLUTION ON  
17 THE APPROVAL OF THE BAY AREA HOUSING FINANCE AUTHORITY AS THE  
18 EXECUTIVE BOARD TO THE BAY AREA HOUSING FINANCE AUTHORITY,  
19 CEQA DETERMINATION EXEMPT PURSUANT TO PUBLIC RESOURCES CODE  
20 21065 AND GOVERNMENT CODE 64523. PLEASE PROCEED.

21

22 **DANIEL SAVER:** THANK YOU, MY NAME IS DANIEL SAVER. I'M VERY  
23 PLEASED TO PRESENT THIS ITEM. WE TOOK THE BIG ITEM FIRST, SO I  
24 WILL TRY TO BE SWIFT WITH THIS PARTICULAR ITEM SO WE CAN KEEP  
25 MOVING ALONG. SO IF WE CAN MOVE TO THE NEXT SLIDE, SO THIS IS



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1 APPROVAL OF THE BUSINESS PLAN FOR BAHFA, SO THE NEXT ITEM THAT  
2 DIRECTOR HARTLEY WILL PRESENT IS FOR THE REGIONAL EXPENDITURE  
3 PLAN. SO HERE IN TERMS OF THE BUSINESS PLAN, BEFORE STARTING I  
4 WANTED TO JUST ACKNOWLEDGE THERE'S A LOT OF ACKNOWLEDGEMENTS  
5 TONIGHT. IT HAS BEEN A LONG ROAD, AS MANY HAVE SAID. WE HAVE  
6 HAD A TREMENDOUS TEAM TO HELP BUILD THIS BUSINESS PLAN. WE  
7 STARTED THE WORK BACK IN 2021, AN EXCELLENT CONSULTANT TEAM,  
8 THE NAMES OF WHICH YOU SEE UP HERE. THERE WAS ALSO AN EQUITY  
9 WORKING GROUP, AN 11-MEMBER WORKING GROUP THAT MET MANY TIMES  
10 TO HELP FORM THE CORE PARTS OF THIS DOCUMENT, INCLUDING THE  
11 EQUITY FRAMEWORK. AS WELL AS MANY, MANY OTHER STAKEHOLDERS AND  
12 ALL OF YOU OVER THE LAST SEVERAL YEARS WHO HAVE PROVIDED  
13 FEEDBACK ON VARIOUS DRAFTS, ITERATIONS AS WE HAVE BROUGHT THIS  
14 FORWARD. SO THERE ARE FOUR SUBSTANTIVE CHAPTERS, AND I WILL  
15 VERY QUICKLY GO ON THE SLIDE FOR EACH OF THEM, BUT IF WE CAN  
16 TAKE THE NEXT SLIDE FIRST, PART OF WHY I THINK WE'RE ABLE TO  
17 GO RELATIVELY SWIFTLY HERE IS THIS SHOULD ALL BE EXTREMELY  
18 FAMILIAR TO ALL OF YOU. WE HAVE BROUGHT THIS TO YOU IN VARIOUS  
19 COMPONENT PARTS BEFORE OVER THE LAST SEVERAL YEARS, AND  
20 ACTUALLY AS AN EXECUTIVE BOARD, YOU HAVE ALREADY ADOPTED TWO  
21 OF THE KEY COMPONENTS OF THIS BUSINESS PLAN AT THE END OF  
22 2023, AND THAT INCLUDES THE EQUITY FRAMEWORK, AS WELL AS THE  
23 FUNDING PROGRAMS CHAPTERS. ADDITIONALLY IN EARLY 2024, THE  
24 BAHFA ADVISORY COMMITTEE, AS WELL AS THE ABAG HOUSING  
25 COMMITTEE AND THE BAHFA OVERSIGHT COMMITTEE HAVE ALL



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1 UNANIMOUSLY RECOMMENDED APPROVAL OF THIS FULL BUSINESS PLAN,  
2 WHICH ESSENTIALLY PACKAGES TOGETHER ALL OF THOSE DIFFERENT  
3 COMPONENT PARTS THAT YOU HAVE VIEWED IN ISOLATION BEFORE. SO  
4 IF WE GO TO THE NEXT SLIDE, THE FIRST CHAPTER IS A LEGISLATIVE  
5 AND BUSINESS PLAN OVERVIEW. IT'S ESSENTIALLY BACKGROUND AND  
6 CONTEXT FOR THE BUSINESS PLAN. IMPORTANTLY, IT DESCRIBES THE  
7 STATUTORY OBLIGATIONS THAT WE HAVE THAT STEM FROM OUR ENABLING  
8 LEGISLATION, THE SAN FRANCISCO BAY AREA REGIONAL HOUSING ACT,  
9 AFFECTIONATELY KNOWN HERE IN THE BUILDING AS "THE ACT," AND SO  
10 YOU SEE A NUMBER OF THOSE DIFFERENT COMPONENTS LISTED HERE  
11 ABOVE. THAT INCLUDES THE REVENUE OPTIONS, VARIOUS  
12 CONSTITUTIONAL REQUIREMENTS AND LIMITATIONS, MINIMUM  
13 EXPENDITURES FOR ALL THREE Ps, AS WELL AS DEFINES THE WAYS IN  
14 WHICH THE ABAG EXECUTIVE BOARD WILL BE WORKING WITH THE BAHFA  
15 BOARD AND THE BAHFA ADVISORY COMMITTEE ON ALL OF THESE  
16 DECISIONS. NEXT SLIDE, PLEASE. SO THE EQUITY FRAMEWORK IS THE  
17 SECOND CHAPTER -- WELL, THE SUMMARY OF THE EQUITY FRAMEWORK IS  
18 THE SECOND CHAPTER. THE EQUITY FRAMEWORK IS THE FOUNDATION FOR  
19 THE REMINDER OF THE BUSINESS PLAN, AND IT ROOTS ALL OF OUR  
20 PROGRAMS IN AN ANALYSIS OF RACIAL AND SOCIAL EQUITY, AND A  
21 CONCOMITANT COMMITMENT TO ACTUALLY REDUCE DISPARITIES. A KEY  
22 PART OF THE EQUITY FRAMEWORK IS A SET OF OBJECTIVES AND  
23 METRICS THAT WILL GUIDE ALL OF BAHFA'S FUTURE WORK. THESE SET  
24 FORTH VERY SPECIFIC EQUITY OUTCOMES THAT BAHFA WILL SEEK TO  
25 ACHIEVE AND ESTABLISHES STANDARDIZED METRICS THAT WE WILL



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1 REPORT ON TO ACTUALLY TRACK AND HAVE ACCOUNTABILITY FOR  
2 MEETING THOSE GOALS ALONG THE WAY. AND JUST A REMINDER THAT  
3 THIS IS ONE OF THE COMPONENTS THAT YOU HAVE ACTUALLY ALREADY  
4 APPROVED. CHAPTER 2 IS A SHORT SUMMARY OF THE EQUITY FRAMEWORK  
5 AND THE FULL EQUITY FRAMEWORK IS INCLUDED AS APPENDIX ONE. WE  
6 GO TO THE NEXT SLIDE, PLEASE. THE FUNDING PROGRAMS, SO A QUICK  
7 NOTE HERE. THE FUNDING PROGRAMS WITHIN THE BUSINESS PLAN APPLY  
8 TO THE 20% OF FUNDS THAT WOULD BE RETAINED BY BAHFA. IT DOES  
9 NOT DIRECTLY CONTROL THE 80% OF FUNDS THAT ARE ADMINISTERED  
10 DIRECTLY BY THE COUNTIES AND SEVERAL OF THE CITIES. BUT THESE  
11 FUNDING PROGRAMS FOR THE 20% OF FUNDS RETAINED BY BAHFA DO  
12 DESCRIBE THE INITIAL INVESTMENT STRATEGIES THAT BAHFA WILL  
13 EMPLOY IN SOME DEGREE OF DETAIL, AND HOW THOSE STRATEGIES ARE  
14 DESIGNED TO FULFILL OUR STATUTORY OBLIGATIONS, IMPLEMENT THE  
15 EQUITY FRAMEWORK, AND SERVE AS THE BUILDING BLOCKS, THE  
16 FINANCIAL BUILDING BLOCKS FOR HOW BAHFA CAN ACHIEVE LONG-TERM  
17 SELF-SUFFICIENCY, WHICH IS GOING TO BE THE FOCUS OF THE NEXT  
18 CHAPTER. AND AGAIN, THIS IS ONE OF THE OTHER PIECES THAT HAS  
19 ACTUALLY ALREADY BEEN ADOPTED, SO CHAPTER 3 IS A SUMMARY OF  
20 THE FULL SET OF FUNDING PROGRAMS, AND THE FULL DESCRIPTIONS OF  
21 THOSE FUNDING PROGRAMS ARE INCLUDED AS AN APPENDIX. IF WE GO  
22 TO THE NEXT SLIDE, I'LL SPEND JUST A LITTLE BIT MORE TIME ON  
23 THIS SLIDE. THIS IS VERY EXCITING. IF THE PRIOR CHAPTERS LAY  
24 OUT THE POLICY FRAMEWORK, THE EQUITY PRIORITIES AND THE  
25 INITIAL FINANCING PRODUCTS, CHAPTER 4 DESCRIBES THE



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1 OPERATIONAL STRUCTURE AND THE CONSIDERATIONS NECESSARY FOR  
2 BAHFA TO ACTUALLY DELIVER ON ALL OF THOSE GOALS, OBJECTIVES  
3 AND PROGRAMS. SO THIS IS -- IT'S NOT JUST A PLANNING DOCUMENT.  
4 THE IDEA IS NOT TO HAVE THIS VERY LONG BUSINESS PLAN LIVE ON A  
5 SHELF. IT'S MEANT TO BE A BLUEPRINT AND A GUIDE FOR  
6 IMPLEMENTATION ITSELF, AND THIS CHAPTER DESCRIBES IN A LITTLE  
7 BIT MORE DETAIL HOW THAT CAN HAPPEN. THAT COULD BRING ABOUT  
8 SYSTEMS CHANGE IN THE HOUSING FINANCE ECOSYSTEM IN THE BAY  
9 AREA AS DIRECTOR TIEDEMANN HAD DISCUSSED PREVIOUSLY, THIS IS  
10 THE OFT-DESCRIBED NEW YORK MODEL, AND SO ONE KEY THING TO  
11 EMPHASIZE THAT'S EXTREMELY EXCITING ABOUT THE VOTE YOU JUST  
12 TOOK IS WHILE WE'RE TRYING TO MODEL THIS ON NEW YORK, WE  
13 ACTUALLY HAVE SOME TOOLS AT OUR DISPOSAL THAT NEW YORK DID NOT  
14 HAVE. AND NAMELY THAT IS THE ABILITY TO RAPIDLY CAPITALIZE  
15 BAHFA THROUGH A GENERAL OBLIGATION BOND. SO WHEREAS IN NEW  
16 YORK IT TOOK THEM 50 YEARS TO GET WHERE THEY ARE NOW, WE HAVE  
17 AN OPPORTUNITY TO ACCELERATE INTO A SELF-SUSTAINING FINANCIAL  
18 INSTITUTION HERE IN THE BAY AREA MUCH MORE RAPIDLY BECAUSE  
19 WE'RE GOING TO BE ABLE TO START OFF WITH THAT BIG INITIAL SET  
20 OF CAPITAL INVESTMENTS. SO JUST TO QUICKLY DESCRIBE HOW DOES  
21 THIS WORK, WHAT'S THE PATH, FIRST IS THAT BAHFA WILL USE THE  
22 BOND FUNDS TO BUILD A PORTFOLIO OF CONSTRUCTION, PERMANENT AND  
23 SUBSIDY LOANS FOR PROJECTS ACROSS THE NINE COUNTY BAY AREA.  
24 THE NET INCOME, WHICH ARE REVENUE THAT WE DERIVE FROM FEES,  
25 INTEREST, ET CETERA, WILL THEN BE REINVESTED BACK INTO OUR



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1 PROGRAMS INSTEAD OF WORKING WITH BANKS THAT WILL PAY OUT THEIR  
2 STAKEHOLDERS OR THEIR INVESTORS OR THEIR EXECUTIVES, WE'RE  
3 ACTUALLY ABLE TO RETAIN THAT EXTRA VALUE WITHIN THE PUBLIC  
4 SECTOR TO BE REINVESTED BACK INTO OUR COMMUNITIES, AND THEN  
5 FARTHER INTO THE FUTURE WE'RE ABLE TO LEVERAGE THE BALANCE  
6 SHEET THAT BAHFA BUILDS AND OUR STAFF EXPERTISE OVER TIME TO  
7 BRING NEW LENDING SOURCES OF CAPITAL TO BEAR, INCLUDING  
8 THROUGH THE PRIVATE MARKETS. THIS IS VERY EXCITING. THIS IS  
9 ABOUT BUILDING THAT GENERATIONAL PERMANENT NEW INSTITUTION  
10 THAT CAN HELP PROVIDE FUNDS FOR AFFORDABLE HOUSING FAR, FAR,  
11 FAR AFTER THESE BOND FUNDS THAT ARE RAISED THROUGH -- THAT ARE  
12 APPROVED BY THE VOTERS AFTER WE SPEND THOSE. SO IF WE GO TO  
13 THE NEXT SLIDE, THIS IS JUST A NICE GRAPHIC THAT TRIES TO TELL  
14 THE SAME STORY THAT I JUST DESCRIBED, SO YOU SEE THE EVOLUTION  
15 OF BAHFA IN ITS EARLY YEARS INTO YEARS 10 PLUS, SO STARTING  
16 WITH, YOU KNOW, ONE PARTICULAR SOURCE OF INITIAL  
17 CAPITALIZATION FROM THE BONDS, BUT THEN OVER TIME GROWING TO A  
18 DIVERSIFIED SET OF REVENUE STREAMS, STARTING WITH ADDITIONAL  
19 REGIONAL CAPACITY THAT CAN PROVIDE TECHNICAL EXPERTISE AND  
20 TECHNICAL ASSISTANCE TO ALL OF OUR COUNTIES AND CITIES THAT  
21 EVOLVES INTO TIME AS A REAL TRUE PUBLIC MORTGAGE LENDER WITH  
22 AN ESTABLISHED TRACK RECORD THAT CAN ACCESS THOSE DIVERSIFIED  
23 REVENUE STREAMS, AND THEN AT THE BOTTOM YOU SEE THE VARIOUS  
24 PROGRAMS THAT CAN EVOLVE FROM THE INITIAL SET OF LOAN PRODUCTS  
25 THAT BAHFA IS ABLE TO OFFER TO IN THE FUTURE A MUCH BROADER



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1 RANGE OF FINANCING, AND A KEY PIECE HERE IS THAT OVER TIME IF  
2 WE'RE ABLE TO GENERATE NET REVENUE FROM OUR LENDING  
3 ACTIVITIES, THOSE DOLLARS WOULD NOT BE SUBJECT TO THE SAME  
4 RESTRICTIONS AS GENERAL OBLIGATION BONDS, WHICH PROVIDES A  
5 REVENUE SOURCE FOR TENANT PROTECTIONS, HOMELESSNESS  
6 PREVENTION, ET CETERA, THAT WE KNOW ARE SO CRITICALLY NEEDED  
7 HERE IN THE BAY AREA. SO NEXT SLIDE. THIS IS THE RECOMMENDED  
8 ACTION. SO YOU SEE A LOT OF WORDS HERE THAT THE PRESIDENT  
9 ALREADY RECITED AS A PART OF THE ITEM, AND SO VERY PLEASED TO  
10 REST WITH THIS AND ANSWER ANY QUESTIONS.

11

12 **PRES. BELIA RAMOS:** THANK YOU SO MUCH, MR. SAVER, FOR THE  
13 REPORT ON ITEM 10A. BEFORE WE TAKE UP DISCUSSION, DO I HAVE A  
14 MOTION AND A SECOND TO --

15

16 **PAT EKLUND:** I'LL MOVE APPROVAL.

17

18 **SPEAKER:** TIEDEMANN SECONDS.

19

20 **PRES. BELIA RAMOS:** WE HAVE A MOTION, COUNCILMEMBER EKLUND AND  
21 SECOND BY COUNCILMEMBER TIEDEMANN. ARE THERE ANY EXECUTIVE  
22 BOARD MEMBERS WITH ANY COMMENTS OR QUESTIONS?

23

24 **SPEAKER:** I HAVE A QUESTION, SUSAN ADAMS FROM NORTH PARK.

25



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1   **PRES. BELIA RAMOS:** GO AHEAD, MAYOR.

2

3   **SPEAKER:** THANK YOU. KATE HARTLEY AND I TALKED ABOUT THIS A  
4   LITTLE BIT AND I JUST WANT YOU TO GIVE US A READER'S DIGEST  
5   VERSION OF SO FUNDS COME INTO THE CITY OF PARK, AND WE HAVE  
6   EXPENDED THEM ON SOME HOUSING AND PRESERVING AND ALL THE OTHER  
7   THINGS INVOLVED IN THIS. AT SOME POINT MONEY WILL FLOW BACK,  
8   RIGHT? PEOPLE WILL PAY THEIR RENT. CAN YOU GIVE US JUST A  
9   PRIMER ABOUT HOW THAT WORKS?

10

11   **KATE HARTLEY:** SURE. SO ROHNERT PARK WILL GET A PORTION OF BOND  
12   FUNDS, AND THE DEVELOPERS WILL USE THOSE FUNDS WITH OTHER  
13   FUNDING, SO TAX CREDITS -- TYPICALLY TAX CREDITS, TAX-EXEMPT  
14   BONDS, MAYBE SOME MONEY FROM THE HOUSING AND COMMUNITY  
15   DEVELOPMENT, AND THEN OFTENTIMES A LOAN FROM A COMMERCIAL  
16   BANK. AND SO THE WAY THAT THE CASH FLOW FLOWS IS THAT THE  
17   COMMERCIAL LENDER ALWAYS GETS PAID BACK. THE OPERATING COSTS  
18   MUST BE COVERED, OF COURSE. AND THEN IF THERE'S ANYTHING LEFT  
19   OVER, THEN THOSE MONIES WILL FLOW BACK TO ROHNERT PARK TO  
20   REPAY THAT LOAN FROM THE BOND. AND WHATEVER ROHNERT PARK OR  
21   THE COUNTY GETS BACK, THE PRINCIPAL MUST BE -- IF THERE'S  
22   PRINCIPAL REPAYED, IT MUST GO FOR A BOND-ELIGIBLE USE. THE  
23   INTEREST PAID, IF THERE'S REPAYMENT THERE, CAN BE USED FOR  
24   MORE FLEXIBLE PURPOSES. WHAT HAPPENS, THOUGH, IS BECAUSE YOU  
25   WANT TO GET AS MUCH DEBT FROM COMMERCIAL LENDER AS POSSIBLE,



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1 AND OPERATING EXPENSES ARE EXPENSIVE, AND THEY GO UP EVERY  
2 YEAR, USUALLY WHAT HAPPENS TO THOSE PUBLIC SECTOR LOANS IS  
3 THERE'S NOT VERY MUCH MONEY PAID BACK. IT'S VERY RARE TO HAVE  
4 PRINCIPAL PAID BACK, AND SO WHAT IS SO NEW -- WHAT WILL BE SO  
5 NEW FOR US AND SO EXCITING IS THAT IF BAHFA CAN BE THE  
6 PERMANENT LENDER, INSTEAD OF THE INTEREST AND FEES AND THOSE  
7 REPAYMENTS GOING BACK TO A COMMERCIAL LENDER, THEY WILL COME  
8 BACK TO BAHFA AND BAHFA CAN TAKE THE INTEREST AND FEES AND PUT  
9 IT BACK INTO COMMUNITIES.

10

11 **SPEAKER:** SO THAT'S A GREAT -- I AGREE THAT IS VERY EXCITING.  
12 THANK YOU FOR POINTING THAT OUT. I DON'T KNOW IF THIS IS A  
13 POSSIBILITY, SO CHALK THIS UP TO JUST PLAIN IGNORANCE, BUT WHY  
14 WOULDN'T WE AS A CITY COME TO YOU AND SAY WE WOULD LIKE YOU TO  
15 BE THE LENDER OF CHOICE FOR A PROJECT IN ROHNERT PARK?

16

17 **KATE HARTLEY:** YOU CAN, AND I HOPE YOU WILL.

18

19 **SPEAKER:** THANK YOU VERY MUCH.

20

21 **PRES. BELIA RAMOS:** OKAY. THANK YOU. I'M GOING TO GO TO  
22 COUNCILMEMBER FLIGOR.

23

24 **SPEAKER:** THANK YOU, MADAM PRESIDENT. I HAVE A PROCESS  
25 QUESTION, AND I ACTUALLY WENT BACK AND FORTH ON WHETHER TO ASK



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1 THIS QUESTION WHEN YOU WERE DISCUSSING 10C OR WAIT UNTIL WE  
2 MOVED ON TO THE PLANS. DEFINITELY I'M VERY HAPPY THAT WE ALL  
3 APPROVED UNANIMOUSLY SUBMITTING THE BALLOT MEASURE FOR  
4 NOVEMBER. CONGRATULATIONS. THE PROCESS QUESTION AS WE LOOK  
5 AHEAD TO THIS GOING TO THE BAHFA BOARD IN MAY AND JUNE, I KNOW  
6 THE MARCH 2024 POLLING RESULTS WEREN'T WHERE WE WANTED THEM TO  
7 BE, AND I'M JUST CURIOUS, YOU KNOW, COME JUNE WHEN THE BAHFA  
8 BOARD WILL BE LOOKING AT THE POLLING RESULTS TO INFORM THEM  
9 WHETHER OR NOT TO DO A 10 OR \$20 BILLION BOND MEASURE, IF IN  
10 JUNE THE POLLING RESULTS ARE SIMILAR, GOD FORBID WORSE THAN  
11 WHAT WE SAW IN MARCH, I'M JUST CURIOUS TO GET STAFF'S  
12 PERSPECTIVE ON IF THERE'S STILL TIME IN THE TIMELINE FOR US TO  
13 GO OUT FOR ANOTHER POLL AFTER JUNE TO MAKE SURE THAT WE ARE  
14 WHERE WE WANT TO BE BEFORE WE FINALLY APPROVE PUTTING THE  
15 MEASURE ON THE BALLOT, AND WOULD THAT HAVE TO COME BACK TO THE  
16 ABAG EXECUTIVE BOARD? BECAUSE AS WE MOVE FORWARD WITH 10A AND  
17 10B THIS EVENING, YOU KNOW, WE'RE SAYING WE NEED TO PUT THESE  
18 PLANS IN PLACE, WE HAVE TO START LAYING THE GROUNDWORK BECAUSE  
19 WE ALL HOPE THAT THIS MOVES FORWARD AND WE'RE SUCCESSFUL IN  
20 NOVEMBER, BUT I WAS CURIOUS ABOUT THAT. IF THERE'S TIME IN THE  
21 TIMELINE COME JUNE WITH THAT POLL, TO GO OUT FOR ANOTHER POLL,  
22 OR HOW DOES STAFF SEE THAT HAPPENING?

23

24 **KATE HARTLEY:** LET ME START BY SAYING THAT THE POLLING THAT WE  
25 HAVE DONE IN THE LAST SIX MONTHS OR SO HAS BEEN PRETTY



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1 CONSISTENT, AND AS MAYOR ARREGUIN NOTED, THE POLLING HASN'T  
2 INDICATED A HUGE DIFFERENCE BETWEEN 10 AND \$20 BILLION. WE  
3 BELIEVE THAT THE FINAL NO-GO POLL WILL CONTINUE TO HAVE  
4 CONSISTENCY ON THAT PARTICULAR POINT, BUT WE WANT TO BE SURE.  
5 THERE IS NOT TIME AFTER JUNE TO CONDUCT ANOTHER POLL, AND WE  
6 DON'T HAVE REASON TO BELIEVE THAT IT WOULD BE DIFFERENT. SO IN  
7 OUR ESTIMATION, WE ARE AT A POINT WHERE WE THINK THAT IF WE  
8 CAN -- IF THE ACA 1 EFFORT IS SUCCESSFUL AND WE RESOLVE OR WE  
9 FINALIZE THESE DOCUMENTS HERE TODAY THAT WE COME TOGETHER, WE  
10 COLLECTIVELY HAVE THE GREAT SENTIMENT AND ACTION AND MOMENTUM  
11 THAT WAS EXPRESSED SO WELL HERE TODAY, AND WE MOUNT A  
12 FANTASTIC -- OR THERE IS A CAMPAIGN THAT IS VERY SUCCESSFUL,  
13 WE WILL NOT BE MOUNTING THAT, BUT THAT WE CAN -- THAT THE  
14 MEASURE CAN BE SUCCESSFUL, AND WE HAVE MANY RECENT EXAMPLES OF  
15 THOSE VOTES OUTPERFORMING THE POLLING. SO WE WILL -- WE THINK  
16 THAT THE PATH THAT WE CHARTED OUT WILL PROVIDE US ALL THE  
17 INFORMATION WE NEED TO GET TO THAT FINAL VOTE IN JUNE.

18  
19 **SPEAKER:** GREAT, THANK YOU, AND I ASSUME YOUR ANSWER WASN'T  
20 LIMITED TO JUST INFORMING US ABOUT THE AMOUNT. IT'S ALSO THE  
21 SUPPORT THAT THE POLLING SO FAR HAS SHOWN, SO THANK YOU.

22  
23 **PRES. BELIA RAMOS:** SUPERVISOR SACKETT?  
24



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1 **MARY SACKETT:** THANK YOU VERY MUCH, CHAIR. I WANT TO START BY  
2 COMMENDING KATE HARTLEY. SHE REALLY HAS DONE AN AMAZING JOB  
3 WITH THIS. I THINK SHE CAN GIVE A MASTER CLASS IN GOOD  
4 GOVERNANCE IN ANSWERING ALL OF OUR QUESTIONS, APPEARING IN THE  
5 COMMUNITY, EXPLAINING A VERY COMPLICATED TOPIC, AND GOING INTO  
6 SUCH DETAIL WITH JUST A GREAT COMMAND FOR IT, SO I REALLY WANT  
7 TO APPRECIATE HER FOR WALKING US THROUGH ALL OF THIS, AND I  
8 REALLY DO THINK IT'S AN EXAMPLE OF HOW TO DO THIS WELL. IN  
9 PREPARING TO TAKE TONIGHT'S VOTE, I HAVE HEARD FROM A NUMBER  
10 OF PEOPLE, AND A COUPLE OF QUESTIONS CAME UP THAT I JUST  
11 WANTED TO ASK, AND IF IT'S NOT THIS ITEM, IT SHOULD BE THE  
12 NEXT ITEM, PLEASE STOP ME AND I WILL DELAY MY QUESTIONS. TWO  
13 QUESTIONS THAT CAME UP, AND ONE: IS THERE A CAP OR A MAXIMUM  
14 AMOUNT OF DOLLARS PER UNIT THAT WOULD BE IMPOSED BY EITHER  
15 BAHFA OR IF THE COUNTIES WANTED TO DO THAT, IS THERE A LIMIT  
16 OR IS IT AN UNLIMITED AMOUNT PER UNIT? AND THEN THE OTHER  
17 QUESTION IS WHETHER OR NOT KIND OF TEEING OFF THE DISCUSSION  
18 ABOUT PRIVATE MONEY, IS THERE A REQUIREMENT THAT TAX CREDITS  
19 BE APPLIED FOR IN ORDER TO ALSO APPLY FOR BAHFA FUNDING? THANK  
20 YOU.

21

22 **KATE HARTLEY:** THE FIRST ANSWER REGARDING WHETHER THERE'S A PER  
23 UNIT CAP THAT BAHFA WILL IMPOSE OR THAT'S REQUIRED IS NO. AND  
24 WE -- THE COUNTIES WILL HAVE DISCRETION AND THE CREATION OF  
25 THEIR EXPENDITURE PLAN. WE HAVE -- IN OUR WORK WITH THE



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1 COUNTIES, OUR OUTREACH, OUR ENGAGEMENT WITH COUNTIES AND  
2 CITIES THROUGHOUT THE REGION, WE KNOW THAT EVERYONE WANTS  
3 THEIR DOLLARS TO GO AS FAR AS POSSIBLE TO PRODUCE AS MANY  
4 AFFORDABLE HOMES AS POSSIBLE. WE KNOW THERE WILL BE AN EFFORT  
5 TO LEVERAGE THE BOND FUNDS AS MUCH AS WE CAN. BUT THERE'S NO  
6 PER-UNIT CAP, AND LARGELY BECAUSE THERE WILL BE SO MANY  
7 DIFFERENT BUILDING TYPOLOGIES THAT WILL BE BUILT, FROM ADUS TO  
8 AGRICULTURAL WORKER HOUSING TO THE ACQUISITION OF HOTELS TO  
9 BRAND NEW CONSTRUCTION. SO HAVING A PER-UNIT CAP IS NOT REALLY  
10 SOMETHING WE CAN DO. BUT I ALSO WILL SAY THAT IT IS BAHFA'S  
11 INTENT WITH THE 20% OF FUNDS TO REALLY WORK HARD TO IMPLEMENT  
12 NEW COST CONTROLS SO THAT WE CAN BUILD MORE HOUSING AND MAKE  
13 OUR MONEY GO AS FAST AS POSSIBLE. TAX CREDITS ARE NOT  
14 REQUIRED. THEY JUST HAPPEN TO BE THE MAIN VEHICLE THAT WE HAVE  
15 IN OUR COUNTRY TO BUILD AFFORDABLE HOUSING, SO WE EXPECT ALL  
16 THE JURISDICTIONS TO BE LEVERAGING THEIR BOND MONEY WITH TAX  
17 CREDITS, BUT THERE'S CERTAINLY NOT A REQUIREMENT, AND WE WANT  
18 TO BE AS FLEXIBLE AS WE CAN TO USE EVERY AVAILABLE SOURCE OF  
19 FUNDS TO BUILD MORE HOUSING.

20

21 **PRES. BELIA RAMOS:** OKAY. THANK YOU. COUNCILMEMBER COHEN?

22

23 **SPEAKER:** YES, THANK YOU. JUST A FOLLOW-UP QUESTION ON THE  
24 REPAYMENT OF THE LOANS. SINCE BAHFA WOULD BE THE AGENCY  
25 PROVIDING THE LOAN BUT THE PROJECTS ARE BY JURISDICTION, SO



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1 THEY ARE ALLOCATED -- THE ORIGINAL FUNDING IS ALLOCATED BY  
2 COUNTY AND CITY. AS PAYMENT COMES BACK FOR PRINCIPAL AND  
3 INTEREST, DOES THAT THEN GET EARMARKED AS ALLOCATED BACK TO  
4 THE CITY OR COUNTY WITH THE PROJECT IS, OR DOES IT JUST GO  
5 BACK TO THE GENERAL AND SEPARATE ALLOCATION IS DONE LATER FOR  
6 THE RE-USE OF THE MONEY IN A SECOND ROUND?

7

8 **KATE HARTLEY:** SO THE HYPOTHETICAL PUT FORWARD WAS FOR BAHFA TO  
9 BE A PERMANENT LENDER IN A HOUSING DEVELOPMENT THAT A  
10 JURISDICTION IS ALSO SPONSORING. SO ONE THING I THINK WOULD BE  
11 A GREAT MODEL FOR US ALL TO WORK ON IS THE JURISDICTION USES  
12 THEIR BOND FUNDS FOR SUBSIDY LOANS AND BAHFA COMES IN AS THE  
13 PERMANENT LENDER INSTEAD OF A COMMERCIAL BANK, AND SO THE  
14 JURISDICTION WILL HAVE THEIR SUBSIDIES IN THE TYPICAL WAY THAT  
15 WE DO NOW, AND BAHFA WILL HAVE ITS MONEY, BRINGING ITS 20% TO  
16 THE JURISDICTION, AND THEN WE'LL HAVE THE INTEREST REPAYMENT,  
17 THE PRINCIPAL REPAYMENT, AND WE'LL BE USING THAT THROUGHOUT  
18 THE COUNTIES, BUT WE'LL KEEP THOSE -- THAT BAHFA ALLOCATION  
19 AND THE JURISDICTIONS ALLOCATIONS SEPARATE.

20

21 **SPEAKER:** I GUESS JUST A FOLLOW UP. THE MONEY THAT THE COUNTIES  
22 HAVE ALLOCATED COULD ALSO GET PAID BACK THROUGH THIS PROCESS  
23 AS WELL IF THEY ARE HANDLED AS LOANS TO THE DEVELOPERS, RIGHT?

24

25 **KATE HARTLEY:** DEFINITELY.



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1

2 **SPEAKER:** YOU'RE SUGGESTING THAT WOULD BE A SEPARATE PIECE THAT  
3 THE COUNTIES AND CITIES WOULD HAVE CONTROL OVER SEPARATE FROM  
4 THE LOAN THAT COMES STRAIGHT FROM THE CENTRAL BAHFA?

5

6 **KATE HARTLEY:** YES. ABSOLUTELY. CITIES AND COUNTIES CAN MAKE  
7 PERMANENT LOANS, AND THEY CAN REQUIRE REPAYMENTS. THE ISSUE IS  
8 THAT MOST ALL AFFORDABLE HOUSING IN THE BAY AREA WILL REQUIRE  
9 A SUBSIDY LOAN AND PERMANENT FINANCING, AND SO OUR GOAL, OUR  
10 MISSION WILL BE HOW DO WE MOST EFFECTIVELY FINANCE THESE  
11 TOGETHER IN A COLLABORATIVE WAY. AND SO BAHFA -- AND WE'LL  
12 TALK ABOUT THIS A LITTLE BIT MORE IN THE EXPENDITURE PLAN.  
13 BAHFA IMAGINES, HAS PLANNED FOR PROVIDING SUBSIDY LOANS WITH  
14 OUR 20% AND PERMANENT LOANS SO THAT WE CAN STREAMLINE THE  
15 FINANCING AND BE MORE OF A ONE-STOP SHOP. BUT THE COUNTIES  
16 COULD CERTAINLY BE A PERMANENT LENDER ON THEIR PROJECTS.

17

18 **PRES. BELIA RAMOS:** THANK YOU. ANY OTHER BOARD MEMBERS WITH  
19 QUESTIONS BEFORE WE TAKE PUBLIC COMMENT? SEEING NONE, I WILL  
20 MOVE TO PUBLIC COMMENT. MR. CLERK, WE DO NOT HAVE PUBLIC  
21 COMMENT IN THE BOARDROOM IN SACRAMENTO AT THIS TIME. I WILL  
22 LIMIT PUBLIC COMMENT TO ONE MINUTE, IF YOU WOULD PROCEED FOR  
23 PUBLIC COMMENT ON ITEM 10A.

24



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1 **CLERK, FRED CASTRO:** YES, MA'AM, OUR FIRST SPEAKER IN THE  
2 BOARDROOM IS KEN CHAN. HE IS NOT HERE. THERE IS ONE PERSON IN  
3 THE ATTENDEE SPACE, ALLISON, GO AHEAD, PLEASE, ONE MINUTE.

4

5 **SPEAKER:** GOOD EVENING. THIS IS ALLISON CINGOLANI WITH SILICON  
6 VALLEY HOME, A PROUD MEMBER OF THE BAY AREA HOUSING FOR ALL  
7 COALITION. WE STRONGLY SUPPORT THE BOND MEASURE AND WE ARE  
8 ABSOLUTELY DELIGHTED TO SEE BOTH THE OUTCOME OF THE VOTE TO  
9 PLACE THE BOND MEASURE ON THE BALLOT AND YOUR ENTHUSIASM IN  
10 TAKING THAT VOTE AND DEEPLY APPRECIATE YOUR ONGOING DEDICATION  
11 TO ADDRESSING THE URGENT NEEDS OF THE BAY AREA'S RESIDENTS  
12 MOST DEEPLY IMPACTED BY THE HOUSING SHORTAGE AND HOUSING  
13 CRISIS. WE ADVOCATE TO MEET THE HOUSING NEEDS OF RESIDENTS  
14 THROUGH APPROACHES INCLUDING PROTECTING AND PRESERVING  
15 AFFORDABLE HOUSING AND PROTECTING OUR COMMUNITY'S MOST  
16 VULNERABLE RESIDENTS. THE 2024 REGIONAL BOND MEASURE IS  
17 ESSENTIAL TO ADVANCING OUR SHARED HOUSING GOALS FOR THE NEXT  
18 DECADE AND BEYOND, AND WE URGE EACH OF YOU TO JOIN US IN THE  
19 WORK OF EDUCATION AND BUILDING UP VOTER SUPPORT TO ENSURE THIS  
20 OPPORTUNITY DOES NOT ESCAPE US. IT WILL TAKE ALL OF US WORKING  
21 TOGETHER TO REALIZE THIS OPPORTUNITY FOR REAL IMPACT ON  
22 HOUSING THROUGHOUT THE BAY AREA. THANK YOU SO MUCH FOR YOUR  
23 LEADERSHIP.

24



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1 **CLERK, FRED CASTRO:** THANK YOU. NEXT SPEAKER IS COMMUNITY  
2 DEVELOPMENT. GO AHEAD, PLEASE. ONE MINUTE.

3

4 **SPEAKER:** HI, GOOD EVENING. MY NAME IS COURTNEY AND I'M THE  
5 POLICY MANAGER FOR COURSES FOR COMMUNITY DEVELOPMENT OR RCD AS  
6 WE'RE KNOWN IN THE FIELD. WE'RE A NON-PROFIT AFFORDABLE  
7 HOUSING DEVELOPER WITH THE MISSION OF PROVIDING AFFORDABLE  
8 HOMES FOR PEOPLE IN THE BAY AREA WITH THE FEWEST HOUSING  
9 OPTIONS, AND WE ARE ALSO A PROUD MEMBER OF THE BAY AREA  
10 HOUSING FOR ALL COALITION. I'M HERE TONIGHT TO EXPRESS OUR  
11 ORGANIZATION'S WHOLE HEARTED SUPPORT FOR THE PROPOSED NOVEMBER  
12 BALLOT MEASURE FOR THE GENERAL OBLIGATION BOND FOR HOUSING.  
13 WE'RE VERY EXCITED TO SEE THIS MEASURE ADVANCE TOWARDS THE  
14 BALLOT TONIGHT, AND JUST WANTED TO SAY THAT THE PROSPECT OF A  
15 REGIONAL HOUSING ENTITY AND THE REGIONAL HOUSING BOND AS SET  
16 FORWARD IN THE BUSINESS PLAN PROMISES TO CATALYZE AFFORDABLE  
17 HOUSING DEVELOPMENT BY PROVIDING RESOURCES AT THE SCALE  
18 NECESSARY TO ADDRESS THE REGION'S CRITICAL HOUSING NEEDS. RCD  
19 AND OTHER NON-PROFIT ORGANIZATIONS ARE STANDING BY READY TO  
20 PARTNER WITH BAHFA AND STEP UP TO THE CHALLENGE OF PRODUCING  
21 AND PRESERVING MORE AFFORDABLE HOUSING ACROSS THE REGION  
22 ACCORDING TO BUSINESS PLAN IF IT PROCEEDS. THANK YOU SO MUCH  
23 FOR YOUR SUPPORT THROUGH THIS PROCESS, AND LET'S GO FORWARD,  
24 THANK.

25



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1 **CLERK, FRED CASTRO:** THANK YOU. NO OTHER MEMBERS IN THE PUBLIC  
2 ATTENDEE SPACE. IF I CAN TURN TO THE TELECONFERENCE LOCATIONS  
3 PLEASE AND LET US KNOW IF THERE ARE ANY MEMBERS OF THE PUBLIC  
4 THERE FOR PUBLIC COMMENT. SEEING NONE, THERE ARE NO ADDITIONAL  
5 PUBLIC COMMENTS ON THIS ITEM.

6

7 **PRES. BELIA RAMOS:** THANK YOU. I WILL CLOSE PUBLIC COMMENT. WE  
8 HAVE A MOTION BY COUNCILMEMBER EKLUND AND A SECOND BY  
9 COUNCILMEMBER TIEDEMANN TO APPROVE ITEM 10A, ADOPTION OF A  
10 RESOLUTION ON THE APPROVAL OF THE BAHFA BUSINESS PLAN BY THE  
11 ABAG EXECUTIVE BOARD AS THE EXECUTIVE BOARD TO THE BAY AREA  
12 HOUSING FINANCE AUTHORITY, AND I WOULD ASK THE CLERK TO PLEASE  
13 CALL THE ROLL.

14

15 **CLERK, FRED CASTRO:** SUSAN ADAMS.

16

17 **SPEAKER:** YES. [ROLL CALL]. MOTION PASSES UNANIMOUSLY BY ALL  
18 MEMBERS PRESENT.

19

20 **PRES. BELIA RAMOS:** EXCELLENT. THANK YOU SO VERY MUCH. WE WILL  
21 MOVE ON TO AGENDA ITEM 10B, ADOPTION OF A RESOLUTION BY THE  
22 ABAG EXECUTIVE BOARD AS THE EXECUTIVE BOARD TO THE BAY AREA  
23 HOUSING FINANCE AUTHORITY APPROVING THE REGIONAL SPENDING  
24 PLAN, DIRECT THE EXECUTIVE DIRECTOR OR DESIGNEE TO BRING  
25 FORWARD A GUIDELINE TO IMPLEMENT LABOR STANDARDS CEQA



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1 DETERMINATION EXEMPT TO PUBLIC RESOURCES CODE AND GOVERNMENT  
2 CODE. THIS IS AN ABAG EXECUTIVE BOARD, AS THE EXECUTIVE BOARD  
3 TO THE BAY AREA HOUSING FINANCE AUTHORITY ACTION ITEM, AND I  
4 WOULD INVITE OUR HONORED GUEST OF THE EVENING, MS. HARTLEY.  
5 YOU'RE BATTER UP AGAIN.

6

7 **KATE HARTLEY:** THANK YOU, PRESIDENT RAMOS. IN THE INTEREST OF  
8 TIME, I WILL BE SUPER QUICK, BUT I -- AND I WANT TO SAY THAT  
9 HAVING ITEM 10C GO FIRST WAS LIKE DESSERT FOR DINNER, SO THANK  
10 YOU SO MUCH FOR YOUR VOTE, FOR YOUR SUPPORT. I WANT TO THANK  
11 MANY, MANY PEOPLE WHO PARTICIPATED IN CREATING THE EXPENDITURE  
12 PLAN, INCLUDING OUR BOARD MEMBERS AND ADVOCATES FOR TENANTS  
13 AND HOUSING AND EQUITY, AND SPECIFICALLY REGARDING THE LABOR  
14 STANDARDS THAT ARE IN OUR EXPENDITURE PLAN, I WANT TO OFFER  
15 SPECIAL THANKS TO ORGANIZED LABOR REPRESENTATIVES, TO  
16 AFFORDABLE HOUSING DEVELOPERS, AND TO THE ABAG HOUSING  
17 COMMITTEE WHO VERY -- AS THEY ALWAYS DO, SHOWED TREMENDOUS  
18 LEADERSHIP LAST WEEK AND PROVIDED THE COHESION AND THE INSIGHT  
19 AND ALL THE PARTICIPANTS IN THE ROOM, AND THERE WERE MANY, DID  
20 AS WELL, THEIR COLLECTIVE WORK ENABLED OUR PRESENCE HERE  
21 TODAY, SO I'M VERY GRATEFUL TO EVERYONE. ALL RIGHT, SO LET'S  
22 GO. I'LL BE QUICK, BUT WE'LL HAVE PLENTY OF TIME FOR  
23 QUESTIONS. NEXT SLIDE, PLEASE. AND NEXT SLIDE. WE KNOW WHY  
24 WE'RE HERE, THE EXPENDITURE PLAN. THE EXPENDITURE PLAN IS JUST  
25 A 10-PAGE DOCUMENT. IT'S GOT ALL THE INFORMATION REQUIRED BY



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1 OUR STATUTE. IT'S THE WHO, WHAT, WHEN, HOW, WHY, AND IT'S VERY  
2 FACTUAL. NEXT SLIDE. AND IN CREATING OUR EXPENDITURE PLAN, WE  
3 DID HAVE TO MAKE ASSUMPTIONS. WE -- YOU'LL BE GLAD TO KNOW  
4 THAT THE ASSUMPTIONS THAT WE PUT IN THIS DRAFT DOCUMENT, WHICH  
5 WILL FILL IN THE NUMBERS WHEN THE FINAL DECISION IS MADE, BUT  
6 WE DID ASSUME 20 BILLION, SO WE'RE IN THE RIGHT DIRECTION, AND  
7 FOR A \$20 BILLION BOND, WE WILL BE PUTTING THAT MONEY OUT, AND  
8 WE EXPECT IN SEVEN SEPARATE EXPERTISES OR TRANCHES, AND WE CAN  
9 GO FASTER IF THE COUNTIES WANT TO SPEND THE MONEY FASTER, BUT  
10 THAT'S JUST THE ASSUMPTION FOR TODAY. OUR EXPENDITURE PLAN  
11 PERIOD IS FIVE YEARS, SO BETWEEN 2025 -- THAT'S WHEN WE WANT  
12 TO GET OUR FIRST ISSUANCE OUT. WE'RE NOT GOING TO WAIT AROUND.  
13 IT'S GOING TO BE FAST -- AND 2030, WE EXPECT TO HAVE TWO  
14 ISSUANCES, AND THAT WOULD BE \$1.1 BILLION. NEXT SLIDE, PLEASE.  
15 AND THIS IS ONE OF THE ELEMENTS THAT WE'RE REQUIRED TO SHOW,  
16 WHICH IS HOW MUCH IS GOING TO WHICH OF THE THREE PS AND OUR  
17 LOCAL GOVERNMENT GRANT PROGRAM. I JUST WANT TO POINT OUT THAT  
18 FOR PRODUCTION AND PRESERVATION, THE REASON YOU SEE A RANGE  
19 THERE IS BECAUSE BAHFA HAS 18% FLEXIBLE FUNDS, AND SO WE WILL  
20 BE PUTTING THE FLEXIBLE FUNDS INTO PRODUCTION FOR THE FIRST  
21 ISSUANCE, BUT IT WILL BE UP TO THE BOARDS TO DECIDE WHERE  
22 THOSE FLEXIBLE FUNDS WILL GO FOR THE SECOND ISSUANCE. THEY MAY  
23 GO TO PRESERVATION FULLY OR MAYBE SPLIT BETWEEN PRODUCTION AND  
24 PRESERVATION. THAT WILL BE YOUR DECISION, BUT THAT'S WHY THE  
25 RANGE IS THERE. NEXT SLIDE. AND WE ARE REQUIRED TO SHOW WHO WE



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1 WILL SERVE BY INCOME LEVEL. SO FOR OUR PRODUCTION MONEY, WE  
2 EXPECT 44% OF ALL THOSE FUNDS TO GO TO HOUSEHOLDS WHO ARE VERY  
3 LOW INCOME AND EXTREMELY LOW, ACUTELY LOW INCOME, 50% AND  
4 BELOW, AND THEN FOR PRESERVATION, WE CAN SERVE PEOPLE UP TO  
5 120% OF AMI. WE EXPECT MOST OF THE PRESERVATION DOLLARS TO  
6 PEOPLE EARNING BETWEEN 50% AND 80% OF AREA MEDIAN INCOME. NEXT  
7 SLIDE. THIS SLIDE IS REALLY IMPORTANT. IT'S A UNIT COUNT, AND  
8 IT GOES TO THOSE ISSUES ABOUT BAHFA'S FUTURE ROLE AS A PUBLIC  
9 LENDER. WE ARE ANTICIPATING THAT WITH OUR FIRST TWO ISSUANCES,  
10 OR THE 30% OF THE FUNDS THAT WE'LL HAVE, WE CAN PRODUCE AND  
11 PRESERVE ABOUT 2400 UNITS. NOW IF YOU DO THE MATH, THAT ADDS  
12 UP TO ABOUT \$460,000 PER DOOR, WHICH IS VERY HIGH COMPARED TO  
13 THE TYPICAL PUBLIC LOAN FOR AFFORDABLE HOUSING. THE REASON IS  
14 WE ARE ANTICIPATING THAT WE WILL BE OUT IN COMMUNITIES MAKING  
15 NOT JUST SUBSIDY LOANS BUT ALSO PERMANENT LOANS, AND IN SOME  
16 CASES CONSTRUCTION LOANS AS WELL. SO WE WILL BE PUTTING MORE  
17 FUNDING INTO PARTICULAR PROJECTS THAN WE TYPICALLY DO AS A  
18 REGION, BUT THAT MEANS WE WILL BEGIN TO BUILD BAHFA AS THAT  
19 PUBLIC MORTGAGE LENDER, AND WE WILL BEGIN TO GENERATE -- WE  
20 WILL BEGIN GENERATING THE FEES THAT WILL THEN BE REINVESTED  
21 INTO MORE HOUSING AND CONTINUE ON THAT BENEFICIAL CYCLE OF  
22 FUNDING LONG AFTER THE ORIGINAL BOND FUNDS ARE SPENT. NEXT  
23 SLIDE. AND THIS IS ELEMENT FOUR, PROGRAM DESCRIPTIONS. WE  
24 DON'T KNOW WHAT PROJECTS WE WILL INVEST IN RIGHT NOW, BUT WE  
25 DO HAVE DIRECTION FROM THE BOARD ON OUR PRIORITIES. SO FOR



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1   EXAMPLE, WE WILL BE IN EVERY SINGLE COMMUNITY WITH OUR  
2   PRODUCTION FUNDS ON A RETURN-TO-SOURCE BASIS MAKING  
3   INVESTMENTS. FOR PRESERVATION, FOR EXAMPLE, WE'RE GOING TO BE  
4   PRIORITIZING INVESTMENTS IN HISTORICALLY DISINVESTED AREAS,  
5   AND WE WILL HAVE A 20% SET ASIDE FOR COMMUNITY-CONTROLLED  
6   HOUSING, AND I DID WANT TO CALL OUT ONE OF THE PRIORITIES THAT  
7   YOU SEE, AND THAT IS TO PUT FIRST AS OUR VERY FIRST FUNDING  
8   PRIORITY FOR PRODUCTION MONEY PERMANENT SUPPORTIVE HOUSING AND  
9   EXTREMELY LOW-INCOME HOUSING. YOU'LL SEE THAT -- AND YOU'VE  
10   SEEN THIS BEFORE. THESE DOCUMENTS HAVE BEEN APPROVED BY THE  
11   ADVISORY COMMITTEE AND THE JOINT HOUSING COMMITTEES. IT SAYS  
12   PRIORITIZE PSH AND ELI HOUSING WHEN FINANCIALLY FEASIBLE. THAT  
13   CLAUSE, THAT QUALIFYING PHRASE, WHEN FINANCIALLY FEASIBLE, HAS  
14   RAISED SOME QUESTIONS AND CONCERNS, SO WE JUST WANT TO GIVE A  
15   LITTLE MORE CONTEXT TO IT. BAHFA DOES NOT HAVE ACCESS TO OR  
16   CONTROL OPERATING SUBSIDIES, AND PERMANENT SUPPORTIVE HOUSING  
17   AND EXTREMELY LOW-INCOME HOUSING, THIS IS HOUSING FOR PEOPLE  
18   WHO MAKE PERHAPS ZERO AMOUNT OF MONEY OR 10% OR 20% OF ELI.  
19   THOSE RENTS DON'T COVER OPERATING EXPENSES, SO IN ORDER FOR  
20   THEM TO BE SUCCESSFUL, WE NEED TO HAVE OPERATING SUBSIDIES. SO  
21   PUBLIC HOUSING AUTHORITIES HAVE ACCESS TO OPERATING SUBSIDIES.  
22   SOME JURISDICTIONS HAVE ACCESS TO CONTINUUM OF CARE DOLLARS  
23   FROM HUD. BAHFA DOES NOT, SO THE REASON THAT WE CALLED THAT  
24   OUT WAS TO JUST HIGHLIGHT FOR THE BOARD THAT THAT PRIORITY  
25   WILL REQUIRE CO-LENDING BY US AND PARTNERSHIPS BY US WITH



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1 PUBLIC HOUSING AUTHORITIES OR JURISDICTIONS WHO HAVE OPERATING  
2 SUBSIDIES WITH HUD THROUGH STATE PROGRAMS. WE JUST WANT TO  
3 HIGHLIGHT THAT AS A DIFFERENT, A DIFFERENT LENDING STRUCTURE  
4 THAN HOUSING FOR HOUSEHOLDS AT 50 TO 80% OF AREA MEDIAN  
5 INCOME, WHICH CAN BE FINANCIALLY SELF-SUSTAINING THROUGH RENTS  
6 AND COVER OPERATING EXPENSES. WE ARE ABSOLUTELY COMMITTED TO  
7 THAT PRIORITY. IT'S NOT IN ANY WAY LIMITING. WE WILL DO THAT  
8 BY PUTTING IT OUT IN OUR FIRST AND SUBSEQUENT NOTICES OF  
9 FUNDING AVAILABILITY SO THAT ALL PSH AND ELI DEVELOPMENTS RISE  
10 TO THE TOP, AND THEN WE'LL UNDERWRITE ALL OF THE PROJECTS IN  
11 THE SAME WAY BECAUSE WE NEED TO ENSURE THAT THESE PROJECTS  
12 WILL BE SUCCESSFUL, BECAUSE IF THEY ARE NOT, AND YOU DON'T  
13 HAVE TO LOOK TOO FAR TO SEE AFFORDABLE HOUSING DEVELOPMENTS  
14 THAT HAVE FAILED, IT'S THE TENANTS WHO SUFFER, AND SO WE ARE  
15 COMMITTED TO INVESTING IN SAFE, DECENT, QUALITY HOUSING THAT  
16 LASTS OVER THE LONG TERM. AND MEANWHILE, WE WILL BE ADVOCATING  
17 AT HUD AND THE STATE AS WE HAVE BEEN FOR MORE HOUSING CHOICE  
18 VOUCHERS, FOR MORE OPERATING SUBSIDIES. WE DESPERATELY NEED  
19 THOSE. SO I JUST WANT TO RAISE THAT. WE RECOMMEND IF THE BOARD  
20 FINDS THAT THAT QUALIFYING LANGUAGE IS CONFUSING OR  
21 CONCERNING, WE CAN TAKE THAT OUT. AND WE WILL MAINTAIN OUR  
22 COMMITMENT TO THESE INVESTMENTS AS, YOU KNOW, STRONG AND SAFE  
23 AND LONG TERM FOR TENANTS. SO WITH THAT, NEXT SLIDE. THIS IS A  
24 NEW SECTION, AND WE ARE VERY HAPPY TO BE PRESENTING THIS AGAIN  
25 AS AN OUTCOME OF THE MEETING LAST WEEK REGARDING LABOR



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1 STANDARDS. THEY ARE GUIDED -- THE LABOR STANDARDS INCLUDED IN  
2 YOUR EXPENDITURE PLAN ARE GUIDED BY THE UNDERLYING PRINCIPLES  
3 OF BAHFA'S MANDATE, AND THAT IS TO CREATE EQUITY, TO ENSURE  
4 FAIR AND EQUITABLE WORKER PROTECTIONS, IN ADDITION TO AN  
5 EQUITABLE HOUSING APPROACHES AND TO ALSO BUILD AT SCALE  
6 BECAUSE WE NEED MORE HOUSING NOW, AND THEN TO PRESERVE OUR  
7 ABILITY TO BUILD HOUSING FLEXIBLY AND EMPLOY NEW FINANCING  
8 TECHNIQUES AND WORK WITH A WIDE RANGE OF STAKEHOLDERS. NEXT  
9 SLIDE. SO OUR RECOMMENDED LABOR STANDARDS ARE: PREVAILING  
10 WAGES WITH AN ENFORCEABLE RIGHT OF ACTION FOR BUILDINGS OVER  
11 50 UNITS OR MORE ADD TO THAT A HEALTH CARE BENEFIT PAYMENT AS  
12 WELL AS THE USE OF APPROVED APPRENTICESHIP PROGRAMS. AND THEN  
13 FOR PRESERVATION DEVELOPMENTS, IN ACKNOWLEDGEMENT OF THE HIGH  
14 DEGREE OF DIFFICULTY IN DOING AN OCCUPIED REHAB, THE  
15 ACQUISITION AND IMPROVEMENT OF THOSE PROPERTIES WITH PEOPLE  
16 LIVING THERE, WE RECOMMEND HAVING ONE LABOR STANDARD FOR  
17 SMALLER SITES, WHICH TYPICALLY HAVE FINANCIAL FEASIBILITY  
18 ISSUES FROM THE GET-GO, AND ANOTHER STANDARD FOR LARGER  
19 PRESERVATION DEVELOPMENTS THAT HAVE SUBSTANTIAL REHAB SCOPES.  
20 NEXT SLIDE. WE RECOMMEND THAT THOSE LABOR STANDARDS, IF WE ARE  
21 ABLE TO EXPAND THEM TO ALL THE NINE COUNTIES, THAT THEY ARE  
22 EXPANDED FOR THE PURPOSE OF HAVING FAIR EQUITABLE WORKABLE  
23 PROTECTIONS IN EVERY COUNTY. NEXT SLIDE. AND AT THE APRIL 10,  
24 2024, MEETING, TO THAT POINT, THE JOINT HOUSING COMMITTEES  
25 RECOMMENDED THIS ADDITIONAL PROVISION THAT THE STAFF SHOULD BE



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1 WORKING WITH THE STATE LEGISLATURE TO AMEND OUR ACT IN ORDER  
2 TO IMPOSE THOSE LABOR STANDARDS. SO WE VERY PROACTIVELY  
3 ADDRESSED THIS, AND THAT WE KEEP THE COMMITTEES AND THE BOARDS  
4 INFORMED OF THE PROGRESS OF THAT ACTION. NEXT SLIDE. AND THEN  
5 FINALLY, ASSUMING THAT WE ARE SUCCESSFUL IN THIS EFFORT TO  
6 EXPAND LABOR STANDARDS TO THE NINE COUNTIES, WE RECOMMEND, AND  
7 THIS IS IN YOUR RESOLUTION, THAT THERE BE A PROJECT LABOR  
8 AGREEMENT SAFE HARBOR SO THAT FOR ANY COUNTY OR CITY THAT OPTS  
9 TO NEGOTIATE AND EXECUTE A PLA, THAT THE TERMS OF THE PLA ARE  
10 THE LABOR STANDARDS, THEY SUPERSEDE WHAT WOULD BE THE  
11 BASELINE, THE WAGES, HEALTH CARE AND TRAINING THAT WE  
12 PREVIOUSLY DESCRIBED. NEXT SLIDE. THESE STANDARDS PRESENTED  
13 FOR YOUR ADOPTION TODAY, THEY REFLECT EXTENSIVE DISCUSSION  
14 WITH REPRESENTATIVES OF LABOR ORGANIZATIONS, AFFORDABLE  
15 HOUSING DEVELOPERS, OTHER STAKEHOLDERS, BOARD MEMBERS, AND  
16 THEY WERE UNANIMOUSLY RECOMMENDED BY THE JOINT HOUSING  
17 COMMITTEES. AS MANY PEOPLE HAVE SAID ON MANY OCCASIONS, WE DO  
18 WANT TO REITERATE THE GENERATIONAL NATURE OF THIS ACTION. WE  
19 MAKE THESE RECOMMENDATIONS WITH THE FIRM CONVICTION THAT WE  
20 CAN COME TOGETHER IN COLLABORATION AND WITH RESPECT FOR OUR  
21 REGION'S DIVERSITY AND ACKNOWLEDGEMENT OF OUR SERIOUS HOUSING  
22 NEEDS, AND THAT WE CAN SUCCEED IN SECURING THESE RESOURCES  
23 THAT WILL PROVIDE BENEFITS FOR ALL, BOTH JOBS AND HOUSING,  
24 HOUSING TODAY, AND FOR FUTURE GENERATIONS. SO NEXT SLIDE. WITH  
25 YOUR ADOPTION TODAY, WE WILL MOVE ON TO THE BAHFA BOARD IN MAY



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1 AND JUNE, AND AGAIN, TREMENDOUS THANKS FOR EVERYTHING THAT YOU  
2 HAVE DONE TO MAKE THIS A REALITY.

3

4 **PRES. BELIA RAMOS:** THANK YOU SO VERY MUCH, MS. HARTLEY, FOR  
5 THE REPORT. THIS IS TRULY WHAT STEP TWO, THREE, WHATEVER WE'RE  
6 CALLING IT, IN THE ORDER THAT WE DID TONIGHT, BUT TRULY A  
7 GREAT COLLABORATIVE MOMENT FOR US AS THERE HAS BEEN A LOT OF  
8 DISCUSSION BETWEEN STAKEHOLDERS AND STAFF TO ARRIVE AT THIS  
9 MOMENT. AND BEFORE WE HAVE DISCUSSION BY THE BOARD, I WILL  
10 CALL FOR A MOTION AND A SECOND TO ADOPT RESOLUTION NO. 3,  
11 2024, CEQA DETERMINATION AND EXEMPTION PURSUANT TO PUBLIC  
12 RESOURCES CODE 21065 GOVERNMENT CODE 64523 THAT APPROVES THE  
13 BAHFA REGIONAL EXPENDITURE PLAN, DIRECTS THE EXECUTIVE  
14 DIRECTOR OR DESIGNEE TO RETURN TO THE EXECUTIVE BOARD WITH AN  
15 AGENDA ITEM TO ADOPT A GUIDELINE TO IMPLEMENT THE LABOR  
16 STANDARDS AS ARTICULATED IN THE REGIONAL EXPENDITURE PLAN FOR  
17 REGIONAL HOUSING REVENUE, AND IF THE STATE LAW IS AMENDED TO  
18 LAW BAHFA TO IMPOSE LABOR STANDARDS FOR COUNTIES AND CITIES  
19 RECEIVING A DIRECT ALLOCATION OF BOND PROCEEDS AND THE BALLOT  
20 MEASURE PASSES THEN THE GUIDELINE BROUGHT FORWARD ALSO SHOULD  
21 EXTEND THE LABOR STANDARDS TO PROJECTS FUNDED WITHIN THE  
22 COUNTY HOUSING REVENUE PORTION OF THE BOND PROCEEDS. SUCH  
23 AGENDA ITEMS SHOULD BE BROUGHT FORWARD IN A TIMELY MANNER TO  
24 ALLOW FOR ADOPTION OF THE GUIDELINE PRIOR TO THE ADOPTION OF  
25 THE -- DIRECTING THE EXECUTIVE DIRECTOR, STEP 3, DIRECTING THE



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1 EXECUTIVE DIRECTOR OR DESIGNEE TO WORK WITH THE CALIFORNIA  
2 STATE LEGISLATURE TO AMEND THE SAN FRANCISCO BAY AREA REGIONAL  
3 HOUSING FINANCING ACT TO ENABLE BAHFA TO HAVE THE AUTHORITY TO  
4 IMPOSE LABOR STANDARDS FOR COUNTIES AND CITIES RECEIVING A  
5 DIRECT ALLOCATION OF BOND PROCEEDS AND KEEP THE ABAG HOUSING  
6 COMMITTEE AND OVERSIGHT COMMITTEE INFORMED OF SUCH PROJECT.  
7 AND FOUR, KEEP THE COMMITTEES AND THE BOARD AND THE BAHFA  
8 BOARD INFORMED ON PROGRESS. DO I HAVE A MOTION?

9

10 **PAT EKLUND:** I'LL MOVE THIS.

11

12 **SPEAKER:** SECOND.

13

14 **PRES. BELIA RAMOS:** WOW. WELL, THAT WAS GREAT. SO I -- EKLUND I  
15 HEARD AS THE MOTION, AND WHAT WAS MY SECOND?

16

17 **SPEAKER:** ORTIZ.

18

19 **PRES. BELIA RAMOS:** EXCELLENT. THANK YOU SO VERY MUCH. IS THERE  
20 ANY EXECUTIVE BOARD MEMBER DISCUSSIONS ON THIS ITEM?

21

22 **SPEAKER:** YES, WE HAVE PEOPLE IN THE ROOM.

23

24 **PRES. BELIA RAMOS:** EXCELLENT, WE'LL START WITH COUNCILMEMBER  
25 SILVA HERE, AND THEN I'LL TURN IT OVER TO YOU.



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1

2 **SPEAKER:** THANK YOU SO MUCH FOR THE PRESENTATION, AND THIS IS  
3 VERY EXCITING. I WOULD CONCUR. I HAVE SOME QUESTIONS ON THE  
4 DOCUMENT THAT IS CALLED THE EXPENDITURE PLAN. IS THAT ACTUALLY  
5 THE OFFICIAL DOCUMENT THAT THIS RESOLUTION IS REFERRING TO?  
6 AND IF THAT'S CORRECT, THEN I HAVE QUESTIONS ON PAGE 4.

7

8 **PRES. BELIA RAMOS:** MS. HARTLEY?

9

10 **SPEAKER:** I HAVE HEARD MENTIONED SEVEN TRANCHES, SIX TRANCHES,  
11 AND PAGE FOUR SAYS FIVE TRANCHES, I THINK, IN THE FOURTH  
12 BULLET. SO DO WE NEED TO BE CONSISTENT? THE OTHER THING IS  
13 I'VE HEARD THIS DOCUMENT SEEMED TO SAY 30% AND 40% IN TERMS OF  
14 WHAT THE ASSUMPTION IS IN THE FIRST FIVE YEARS AS TO THE  
15 AMOUNT OR THE PERCENTAGE OF THE -- WE'LL ASSUME \$20 BILLION,  
16 WE'LL ASSUME. WHAT IS IT AND SHOULD WE MAKE SURE THAT THIS  
17 DOCUMENT IS THE ONE THAT EVERYONE'S REFERRING TO?

18

19 **PRES. BELIA RAMOS:** MS. HARTLEY?

20

21 **KATE HARTLEY:** YES, THANK YOU. THE EXPENDITURE PLAN IS WHAT THE  
22 RESOLUTION IS CONCERNED WITH. THIS IS A DRAFT, AND YOU'LL SEE  
23 THAT THERE ARE LOTS OF TBDs AND BLANKS, AND SO I WILL ADMIT  
24 THAT THERE MAY BE A COUPLE OF THINGS THAT I MISSED BECAUSE WE  
25 STARTED OUT RECOMMENDING -- USING AS OUR TEMPLATE A \$10



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1 BILLION BOND, AND THEN AS WE RECEIVED MORE INFORMATION WE DID  
2 DECIDE TO PRESENT ON A \$20 BILLION BOND. SO FOR A \$10 BILLION  
3 BOND, WE HAVE BEEN ASSUMING, AND IT WOULD BE APPROPRIATE TO  
4 HAVE FIVE TRANCHES, FIVE ISSUANCES FOR A \$20 BILLION BOND WE  
5 WOULD TRY TO GET THAT MONEY OUT IN SEVEN TRANCHES. THOSE ARE  
6 ESTIMATES, BECAUSE WHEN WE ARE ACTUALLY OUT IN THE FIELD, SO  
7 TO SPEAK, AND ALL THE JURISDICTIONS IN BAHFA ARE SPENDING THE  
8 MONEY, WE HAVE THE CAPACITY TO ISSUE MONEY MORE QUICKLY, SO IT  
9 COULD ACTUALLY BE FEWER. I TABLING RESPONSIBILITY FOR ANY  
10 INCONSISTENCIES IN THAT DOCUMENT, BUT I WILL SAY THAT IT IS A  
11 DRAFT THAT WILL BE FINALIZED, AND WE WILL ENSURE ALL THE TYPOS  
12 AND INCONSISTENCIES ARE FINALIZED.

13  
14 **SPEAKER:** I APPRECIATE YOUR RESPONSE, BUT I ALSO RECOGNIZE THAT  
15 BECAUSE IT WAS DEBATING BETWEEN 10 AND 20 BILLION, THAT I  
16 THOUGHT THAT WAS THE ANSWER. WHEN WE DECIDE WHICH IT IS, LET'S  
17 MAKE SURE THIS PAGE IS REFLECTING IT. THE OTHER QUESTION I  
18 HAVE IS WHAT'S A SMALL PROJECT VERSUS A LARGE PROJECT? THERE'S  
19 NO MEASUREMENT ATTACHED TO IT THE WAY THERE IS FOR TEN UNITS  
20 OR GREATER, 50 UNITS OR GREATER IN SOME OF THE OTHER METRICS.

21  
22 **KATE HARTLEY:** THE PRESERVATION PROJECTS, ONE VERY CLEAR WAY  
23 THAT WE COULD DISTINGUISH A LARGER PROJECT WITH A SUBSTANTIAL  
24 REHAB SCOPE IS IF THAT DEVELOPMENT USED LOW-INCOME HOUSING TAX  
25 CREDITS TO FINANCE THEIR REHAB. SO THAT COULD BE ONE WAY TO



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1 DISTINGUISH THE PROJECTS. OTHER -- THERE ARE COMMUNITIES WITH  
2 PRESERVATION PROJECTS RIGHT NOW THAT DEFINE THE SIZE OF  
3 PROJECTS. FOR EXAMPLE, SAN FRANCISCO HAS WHAT THEY CALL A  
4 SMALL SITE PROGRAM, AND THEY FUND PRESERVATION OF BUILDINGS AT  
5 25 UNITS OR LESS, BUT WE WANT TO WORK WITH THE PRESERVATION  
6 DEVELOPERS. WE WANT TO WORK WITH REPRESENTATIVES OF LABOR  
7 ORGANIZATIONS. WE WANT TO MAKE SURE THAT WE GET THAT RIGHT,  
8 BECAUSE WE WANT TO MAKE SURE THAT WE CAN FACILITATE REALLY  
9 GOOD FEASIBLE DEVELOPMENT ON -- FOR THE BENEFIT OF THE  
10 RESIDENTS OF THE HOUSING, AND HAVE GOOD LABOR STANDARDS, AND  
11 WE WANT TO TALK ABOUT THE VARIABLES BECAUSE YOU MAY HAVE A  
12 LARGER DEVELOPMENT THAT DOESN'T USE TAX CREDITS AND HAS A VERY  
13 SMALL REHAB SCOPE, MAYBE JUST SOME LIFE SAFETY IMPROVEMENTS, A  
14 FEW HUNDRED THOUSAND DOLLARS, AND SO APPLYING STRINGENT LABOR  
15 STANDARDS TO THAT MIGHT NOT BE IN THE BEST INTEREST OF THE  
16 PROJECT. SO THOSE ARE THE THINGS WE WILL GRAPPLE WITH. WE WILL  
17 BE COMING BACK TO YOU WITH RECOMMENDED FUNDING GUIDELINES FOR  
18 YOU TO APPROVE.

19

20 **SPEAKER:** SO MAYBE THIS DOCUMENT NEEDS TO REFLECT THE  
21 DEFINITIONS OF THOSE OR SUGGESTED WAYS WILL BE DETERMINED  
22 POST-ELECTION.

23



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1 **KATE HARTLEY:** I THINK WE CAN CLARIFY THAT, AND WE'LL MAKE SURE  
2 THAT IT SAYS THAT THOSE DEFINITIONS ARE -- WILL BE INCLUDED IN  
3 THE FUNDING GUIDELINES FOR BOARD'S APPROVAL.

4

5 **SPEAKER:** GREAT, THANK YOU.

6

7 **PRES. BELIA RAMOS:** I SEE NO QUESTIONS IN SACRAMENTO. I'LL TURN  
8 IT OVER TO OUR VICE PRESIDENT FOR CALLING.

9

10 **V. PRES. JESSE ARREGUIN:** I WILL GO FIRST, IF I MAY. THE MOTION  
11 THAT YOU HAD CAPTURED IS NOT THE MOTION, THE EXACT LANGUAGE OF  
12 THE MOTION THAT WE APPROVED ON APRIL 10, BECAUSE I MADE THE  
13 MOTION, SO I WENT BACK AND LOOKED AT THE LANGUAGE. SO IT  
14 SPECIFICALLY SAID STRONG LABOR STANDARDS, AND IT TALKED ABOUT  
15 BRINGING BACK TO THE JOINT LEGISLATIVE COMMITTEE FOR POTENTIAL  
16 ACTION ON THE BILL, SO I HAVE NO PROBLEM WITH MOVING AHEAD  
17 WITH THIS TONIGHT, BUT I WANT TO NOTE FOR THE RECORD THAT WHAT  
18 WE VOTED ON, BOTH THE BAHFA OVERSIGHT COMMITTEE AND THE ABAG  
19 HOUSING COMMITTEE, SPECIFICALLY ASKED FOR STRONG LABOR  
20 STANDARDS AND ALSO TO BRING IT BACK FOR POTENTIAL ACTION ON A  
21 BILL POSITION, SO I JUST WANT TO ENSURE THAT GOING FORWARD  
22 THAT WE -- STAFF IS AWARE THAT THAT IS THE DIRECTION WE  
23 PROVIDED AND THAT AT SOME POINT, YOU KNOW, IF WE REACH  
24 AGREEMENT WITH OUR LABOR PARTNERS ON LABOR STANDARDS -- I KNOW  
25 THAT DISCUSSIONS ARE STILL ONGOING AND I AM ENCOURAGED BY THAT



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1 -- THAT WE CAN LEND SUPPORT FOR THAT EFFORT, BECAUSE I THINK  
2 IT'S REALLY IMPORTANT. SO I JUST WANTED TO JUST CLARIFY THAT  
3 AND NOTE THAT FOR THE RECORD. AND WE'LL GO TO COUNCILMEMBER  
4 ORTIZ.

5

6 **PETER ORTIZ:** THANK YOU, VICE CHAIR. I WANT TO MENTION HOW GOOD  
7 IT IS TO BE WITH MY COLLEAGUES HERE IN SAN FRANCISCO. USUALLY  
8 WE'RE CRAMPED UP AT ONE OF OUR ROOMS AT CITY HALL, SO IT'S  
9 GOOD TO BE HERE IN PERSON. REALLY EXCITED ABOUT THE VOTE THAT  
10 WE TOOK EARLIER IN THIS MEETING, AND LOOKING FORWARD TO MAKING  
11 SURE THAT WE CROSS THE FINISH LINE IN NOVEMBER. AND IN ORDER  
12 TO DO THAT, IN ORDER TO ACHIEVE A SUCCESSFUL BOND, I THINK  
13 IT'S CRUCIAL TO MAKE SURE THAT WE'RE COLLABORATING WITH ALL OF  
14 OUR STAKEHOLDERS INVOLVED, AND EVERYONE'S INPUT AND SUPPORT  
15 ARE INVALUABLE IN ENSURING THAT WE BRING INTO THE FOLD THE  
16 HIGHEST NUMBER OF STAKEHOLDERS AS POSSIBLE, AS OUR COLLECTIVE  
17 IMPACT IS WHAT WILL MAKE THIS BOND AN OVERALL SUCCESS, AND OUR  
18 COMMITMENT TO LABOR STANDARDS IS NOT JUST A NECESSITY. IT'S A  
19 CORNERSTONE OF OUR PLEDGE TO SAFEGUARD OUR WORKERS RIGHTS, AND  
20 THESE STANDARDS ARE DESIGNED TO ENSURE THE FAIR TREATMENT OF  
21 WORKERS AND PROTECT THEIR BASIC HUMAN RIGHTS, MAKING THEM AN  
22 INTEGRAL PART OF OUR BOND. AND IF APPROVED BY THE VOTERS IN  
23 NOVEMBER, THE BOND PROCEEDS AMOUNTING TO BILLIONS OF DOLLARS,  
24 WHICH WILL HERALD A HISTORIC MOMENT FOR ALL OF OUR REGION.  
25 THIS BOND WILL BE INSTRUMENTAL IN CONSTRUCTING NEW AFFORDABLE



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1 HOUSING UNITS, SAFEGUARDING, OF COURSE, EXISTING ONES THROUGH  
2 PRESERVATION, AND OFFERING TENANT PROTECTIONS TO LOW-INCOME  
3 FAMILIES. AND THIS IS NOT MERELY AN OPPORTUNITY BUT A PRESSING  
4 NEED TO ADDRESS A CRISIS THAT HAS BEEN ESCALATING FOR YEARS.  
5 ADDITIONALLY, THE BAHFA HOUSING BOND PRESENTS A UNIQUE CHANCE  
6 TO GENERATE HOPEFULLY \$20 BILLION OF INVESTMENT AND CREATE AN  
7 ABUNDANCE OF UNION CONSTRUCTION JOBS, A SIGNIFICANT STRIDE  
8 TOWARDS A MORE EQUITABLE BAY AREA. SO THEREFORE, I BELIEVE WE  
9 SHOULD PROGRESS TOWARDS A SOLUTION THAT WORKS FOR EVERYONE  
10 INVOLVED, AND IF THE ACT IS AMENDED TO PERMIT BAHFA TO ENFORCE  
11 LABOR STANDARDS FOR COUNTIES AND CITIES THAT RECEIVE BOND  
12 PROCEEDS, AND IF THE BALLOT MEASURE IS APPROVED, THEN THE  
13 PROPOSED GUIDELINES SHOULD ALSO INCLUDE THE LABOR STANDARDS  
14 FOR PROJECTS FINANCED BY THE COUNTY HOUSING REVENUE SHARE OF  
15 THE BOND, SO AS A STRONG COALITION OF BAY AREA GOVERNMENTS, WE  
16 ARE UNIQUELY POSITIONED TO SET A TONE ON THIS AND CODIFY OUR  
17 VALUES WITH THE BOND, SO REALLY EXCITED FOR THIS VOTE.

18

19 **V. PRES. JESSE ARREGUIN:** OKAY, ARE THERE ANY OTHER SPEAKERS?  
20 QUESTION? YES. COUNCILLOR MARTINEZ-BELTRAN AND THEN WE'LL MOVE  
21 ON.

22

23 **SPEAKER:** THANK YOU, VICE CHAIR. SO I WANTED TO FIRST THANK  
24 STAFF FOR ADDRESSING MANY OF THE CONCERNS I KNOW I HAD ASKED  
25 ABOUT AT LAST MEETING ON LABOR STANDARDS AND AS WELL AS



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1 LOOKING AT MAKING SURE THAT THIS WAS ADDRESSING LOW-INCOME AND  
2 AFFORDABLE HOUSING AND REALLY CALLING THAT OUT, AND I FEEL  
3 VERY CONFIDENT THAT YOU HAVE. AND I WANTED TO ACKNOWLEDGE THAT  
4 AND TELL YOU THANK YOU BECAUSE I KNOW THAT WAS A MESSAGE FROM  
5 BOTH MYSELF AND MANY OF MY COLLEAGUES. SO THANK YOU. MY  
6 QUESTION IS -- IT'S ON PRESENTATION PAGE 6, AND IT MAY GO TO  
7 WHAT YOU WERE SPEAKING TO EARLIER, MS. HARTLEY, BUT YOU -- ON  
8 HERE IT TALKS ABOUT PRESERVATION AND THAT THE PERCENT OF THE  
9 FIRST AND SECOND BOND ISSUANCES ARE GOING TO BE SERVING -- AND  
10 IT JUST CAUGHT MY ATTENTION. IT SAYS FOR PRESERVATION,  
11 EXTREMELY LOW AND VERY LOW, IT'S ONLY 10%, BUT FOR  
12 PRESERVATION OF LOW-INCOME, THEN IT GOES TO THE 80%. AND SO I  
13 JUST WONDERED IF THAT ONE IS ANSWERED IN THE QUESTION YOU WERE  
14 TRYING TO ADDRESS AND TALKING ABOUT.

15

16 **KATE HARTLEY:** WE HOPE TO DO PRESERVATION DEVELOPMENTS, FOR  
17 EXAMPLE, USING PROJECT HOMEKEY WITH THE STATE PARTNERSHIP. WE  
18 COULD DO PERMANENT SUPPORTIVE HOUSING AS PRESERVATION  
19 DEVELOPMENT. MUCH OF THE PRESERVATION WORK THAT WE ANTICIPATE  
20 WILL BE DONE WILL BE BUYING EXISTING MARKET RATE DEVELOPMENTS  
21 THAT GO ON THE MARKET FOR SALE THAT HAVE RESIDENTS PAYING  
22 RESIDENT AND CONVERTING THEM TO PERMANENT AFFORDABILITY. SO  
23 THOSE RESIDENTS CAN BE PROTECTED FROM DISPLACEMENT. THEIR  
24 RENTS CAN BE STABILIZED, AND THERE CAN BE GOOD -- A REHAB  
25 PROGRAM AND HABITABILITY CONCERNS ADDRESSED. THOSE



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1 DEVELOPMENTS, ESPECIALLY IF THEY ARE FIVE UNITS, TEN UNITS, 20  
2 UNITS, THEY DO NOT QUALIFY FOR STATE AND FEDERAL RESOURCES,  
3 FOR THE MOST PART. AND SO THEY CAN ONLY BE FINANCED WITH DEBT  
4 AND GAP FUNDING, AND SO TYPICALLY THEY NEED TO HAVE -- THE  
5 RENTS NEED TO BE A LITTLE HIGHER SO THAT THEY CAN BE  
6 FINANCIALLY SELF-SUSTAINING.

7

8 **SPEAKER:** OKAY. THANK YOU. THANK YOU FOR THAT CLARIFICATION.  
9 AND THEN FINALLY, JUST AGAIN, THANK YOU FOR INCORPORATING  
10 LABOR. IT'S BEEN, YOU KNOW, PART OF MY JOURNEY INTO THE MIDDLE  
11 CLASS, AND SO VERY IMPORTANT, I THINK, AND WORKING WAGES FOR  
12 THE PEOPLE WHO WILL REALIZE THIS DREAM THAT WE SEE FOR  
13 EVERYBODY. THANK YOU.

14

15 **V. PRES. JESSE ARREGUIN:** THANK YOU. COUNCILMEMBER MOTOYAMA?

16

17 **SPEAKER:** THANK YOU. IT'S MOMENTOUS TO BE AT THE TABLE WHILE  
18 THIS IS HAPPENING. I WANT TO THANK STAFF AND ALL THE PARTNERS  
19 IN BRINGING THIS FORWARD BECAUSE I THINK IT'S REALLY IMPORTANT  
20 TO SEE THIS DOCUMENT, UNDERSTAND THAT THERE'S STILL THINGS  
21 THAT CAN CHANGE, THAT THERE'S STILL WORK TO BE DONE, BUT THE  
22 CRITICAL THING IS THAT WE MADE THE MOMENT THAT THIS MOVES  
23 FORWARD NOW, BECAUSE I THINK THE -- YOU KNOW, I THINK WE  
24 TALKED A LITTLE BIT ABOUT THE PERFECT BEING A STUMBLING BLOCK  
25 TO THE GOOD, AND I THINK WE'VE OVERCOME THAT, AND I REALLY



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1 APPRECIATE ALL THE STAKEHOLDERS IN STEPPING UP AND TRUSTING  
2 THE PROCESS AND HAVING GOOD, STRONG LABOR STANDARDS,  
3 POTENTIALLY MORE IN THE FUTURE FOR THE COUNTY PORTIONS, AND  
4 WORKING WITH STAFF SO CLOSELY TO BRING THIS FORWARD, AND I  
5 REALLY, REALLY WANT TO SAY THANK YOU FOR THAT.

6

7 **V. PRES. JESSE ARREGUIN:** THANK YOU. COUNCILLOR REID?  
8 COUNCILLOR BAS?

9

10 **SPEAKER:** THANK YOU, I WANT TO RECOGNIZE THE WORK THAT HAS BEEN  
11 DONE BY THE STAFF AND THE STAKEHOLDERS, IT'S VERY SATISFYING  
12 TO BE IN THIS MOMENT WHERE WE HAVE COME TO CONSENSUS OF  
13 ADDRESSING THE HOUSING CRISIS AND HOMELESSNESS BUT ALSO THE  
14 ECONOMIC INEQUITY THAT RESULTS IN NOT HAVING ENOUGH GOOD-  
15 PAYING JOBS. I SHARED AT THE HOUSING COMMITTEE MEETING  
16 RECENTLY THAT BAHFA IS NOT ONLY AN OPPORTUNITY TO CREATE  
17 AFFORDABLE HOUSING TO ADDRESS HOMELESSNESS. IT'S ALSO AN  
18 OPPORTUNITY WITH THESE LABOR STANDARDS TO ADDRESS PROVIDING  
19 LIVING-WAGE JOBS THROUGH OUR LABOR PARTNERS, AND SO I WANT TO  
20 THANK THE CARPENTERS, THE BUILDING TRADES, EVERYONE WHO WAS  
21 PART OF THAT DISCUSSION WITH OUR STAFF. AND THEN NOTING THE  
22 MOTION THAT WAS MADE AND THE COMMENT FROM SHARON EARLIER ABOUT  
23 -- I CAN'T REMEMBER THE EXACT TERM, BUT THE ACUTE LEVELS OF  
24 INCOME. I AM CURIOUS TO HEAR REGARDING BAHFA WILL REPORT  
25 ANNUALLY ON PSH ELI PRODUCTION ACHIEVEMENT, IS THERE MORE TO



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1 BE SAID THROUGH THE CHAIR TO THE STAFF ABOUT WHAT THAT LOOKS  
2 LIKE? I'M ALSO REALIZING THAT THROUGH -- OBVIOUSLY THROUGH OUR  
3 -- THROUGH THIS, THROUGH OUR SPENDING PLANS THAT WE EACH DO IN  
4 OUR CITIES AND COUNTIES, WE COULD ALSO BE CREATING SPENDING  
5 PLANS THAT SAY WE'RE GOING TO TARGET X AMOUNT TO ACUTELY LOW  
6 INCOME, IF THAT'S THE CORRECT PHRASE. AGAIN, I WAS WONDERING  
7 IF THAT WAS 0 TO 15 OR 0 TO 20%. IF THERE COULD BE A LITTLE  
8 BIT MORE CLARITY ON HOW WE HAD POTENTIALLY ADDRESSED THAT  
9 THROUGH OUR SPENDING PLANS.

10

11 **KATE HARTLEY:** YES, COUNTIES CAN AND CITIES DIRECT ALLOCATION  
12 CITIES CAN BAKE INTO YOUR EXPENDITURE PLANS ALL OF THOSE KINDS  
13 OF REQUIREMENTS AND REPORTING GOALS. I WILL LOOK TO BOARD  
14 MEMBER MOTOYAMA. I THINK ACUTELY LOW IS 0 TO 20, YES. AND THEN  
15 EXTREMELY LOW GOES UP TO 30, AND AGAIN, WHEN WE REFER TO  
16 PERMANENT SUPPORTIVE HOUSING, WE TYPICALLY SEE ZERO TO -- UP  
17 TO 30 OFTENTIMES, BUT THAT SEPARATE CATEGORY OF ACUTELY LOW-  
18 INCOME IS ALSO PERFECTLY GOOD TO REPORT ON. MY RECOMMENDATION  
19 FOR THAT REPORTING OBLIGATION THAT WE ADDED IN THE EXPENDITURE  
20 PLAN WOULD BE THIS. BAHFA WILL BE PUTTING OUT A NOTICE OF  
21 FUNDING AVAILABILITY, AND WE'RE GOING TO HAVE AS NUMBER ONE  
22 PRIORITY ALL PROJECTS THAT SERVE ZERO TO -- PERMANENT  
23 SUPPORTIVE HOUSING DEVELOPMENTS AND EXTREMELY LOW-INCOME  
24 DEVELOPMENTS, AND WE WILL INCLUDE IN THAT, OF COURSE, 0 TO 20.  
25 AND THOSE PROJECTS WILL RISE UP TO THE TOP, AND WE ARE VERY,



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1 VERY DESIROUS OF FUNDING THEM. WE KNOW, AGAIN, FOR THEM TO BE  
2 SUCCESSFUL THEY NEED AN OPERATING SUBSIDY, AND SO WE WILL BE  
3 WORKING WITH THE SPONSORS AND APPLICANTS TO MAKE SURE THAT  
4 THEY HAVE WHAT THEY NEED FOR SUCCESS. THEN IN OUR REPORTING,  
5 WHAT I'D LIKE TO DO IS PROVIDE THE LIST OF APPLICANTS FOR  
6 THOSE DEVELOPMENTS, THOSE WE FUNDED, WHERE THEY ARE, HOW MANY  
7 UNITS, ET CETERA, ALL THOSE NORMAL REPORTING REQUIREMENTS, BUT  
8 ALSO THE PROJECTS THAT CAME FORWARD WITH AN APPLICATION BUT  
9 THAT WE DIDN'T FUND BECAUSE THEY -- FOR WHATEVER REASON, SO  
10 THAT WE CAN ANALYZE WHAT ARE THE STUMBLING BLOCKS, WHAT  
11 HAPPENED, WHAT DO WE NEED, WHAT DO WE -- WHAT CAN WE DO TO  
12 TURN AROUND THAT ISSUE THAT RESULTED IN HAVING TO SKIP OVER  
13 THAT DEVELOPMENT. SO WITH THAT INFORMATION I THINK YOU'LL HAVE  
14 THE FULL LANDSCAPE OF THE DEVELOPMENTS COMING FORWARD, THE  
15 RECIPES FOR SUCCESS, AND THEN WHAT WE COLLECTIVELY, AS A  
16 REGION, NEED TO DO TO BRING FORWARD MORE PSH AND ELI HOUSING.

17

18 **SPEAKER:** THANK YOU.

19

20 **V. PRES. JESSE ARREGUIN:** COUNCILLOR REID?

21

22 **SPEAKER:** YES, THANK YOU. I WANTED TO SHARE ONE TO MS. HARTLEY,  
23 AND THANK ALSO, DANIEL. I REALLY APPRECIATE YOUR PRESENTATION  
24 AND THE WORK THAT YOU'VE LED. MS. HARTLEY AND I HAD A MEETING  
25 AND WE TALKED IN-DEPTH ABOUT A NUMBER OF STRATEGIC



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1 OPPORTUNITIES FOR COMMUNITY ENGAGEMENT AND OUTREACH, AND I  
2 JUST APPRECIATE JUST THE OPENNESS TO THE MANY NUMBERS OF  
3 DIFFERENT TOUCH POINTS THAT WE HOPE TO BUILD ON AND EXPAND ON  
4 WITH OUR EQUITY FRAMEWORK AND HOW THAT OUTREACH LOOKS IN EACH  
5 OF OUR JURISDICTIONS. AND SO I WANTED TO HIGHLIGHT FOR THE  
6 PUBLIC THAT IN OAKLAND, AS COUNCILLOR PRESIDENT BAS SHARED, WE  
7 HAVE SEVERAL MEETINGS IN OAKLAND. THE ONE THAT I WILL BE  
8 LEADING ALONG WITH SUPERVISOR MILEY AND COUNCIL MEMBERS --  
9 KEVIN JENKINS IS ON APRIL 25 FROM 6 P.M. TO 7:30 P.M. WHERE  
10 THERE WILL BE AN OPPORTUNITY TO HAVE THIS DISCUSSION AROUND  
11 THIS BOND AND HOW AN INVESTMENT OF OVER \$380 MILLION CAN  
12 SUPPORT OAKLAND'S AFFORDABLE HOUSING GOALS. I WANTED TO ALSO  
13 SHARE, AS WE THINK ABOUT THE ACUTELY LOW INCOME GROUP OF  
14 PRIMARILY SENIORS, AS WE HEAR ABOUT THAT DEMOGRAPHIC GROWING,  
15 IS THAT IN OAKLAND, I BROUGHT FORTH AN OPPORTUNITY FOR US TO  
16 MOVE OUR MAYOR'S COMMISSION ON AGING FROM OUR CITY HALL  
17 BUILDING OUT INTO THE COMMUNITY CENTERS, THE SENIOR CENTERS  
18 WHERE OUR ELDERS AND COMMUNITY GEMS KNOW AND GO. I'M NOT SURE  
19 HOW MANY OF THEM WILL PLUG INTO THIS VIRTUAL DISCUSSION, BUT  
20 WHAT WE DID SEE IN OUR FIRST MEETING IN APRIL OF MEETING OUR  
21 SENIORS WHERE THEY ARE, WHERE THEY GO, AND WHERE THEY ARE MOST  
22 COMFORTABLE WITH CONNECTING, IS THAT WE HAD A ROOM OF OVER 75  
23 TO 80 SENIORS SHOWING UP AT 10 A.M. TO HAVE A DISCUSSION ON  
24 HOUSING, AFFORDABLE HOUSING WITH SOME STATE HOMEKEY HOUSING  
25 THAT'S COMING INTO OUR DISTRICT, AND SOME PUBLIC SAFETY AND



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1 OTHER INITIATIVES, AND SO I WANT TO ENCOURAGE US AS WE'RE  
2 THINKING ABOUT HOW TO MEET THOSE WHO ARE MORE DEEPLY AFFECTED  
3 AND IMPACTED BY THIS HOUSING CRISIS IS THAT WE HAVE A STRATEGY  
4 TO MEET THOSE COMMUNITIES WHERE THEY ARE, THAT WE HAVE A  
5 STRATEGY TO ENGAGE WITH OUR FAITH-BASED PARTNERS WHO ARE  
6 TYPICALLY NOT INVOLVED IN SOME OF THESE CONVERSATIONS HERE  
7 YET, HAVE DEEP ROOTS IN HOW THEY TOUCH AND SUPPORT THAT  
8 COMMUNITY, THAT WE THINK ABOUT HOW WE MIGHT BE PARTNERING WITH  
9 OUR MINORITY CONTRACTORS AND THOSE WHO HAVE BEEN LEFT OUT AND  
10 NOT ENGAGED AT THE TABLE WITH HOUSING DEVELOPMENT PROJECTS AND  
11 OPPORTUNITIES TO BUILD UP IN OUR COMMUNITIES. I WANT US TO  
12 EXPAND WHERE AND HOW WE MAY BE WORKING TO REACH THOSE  
13 COMMUNITIES THAT ARE MOST IMPACTED AT EVERY AREA OF  
14 OPPORTUNITY FOR THIS BOND AS IT COMES FORTH, AND JUST WANT TO  
15 APPRECIATE MS. HARTLEY AND JUST THE WAYS THAT WE WERE ABLE TO  
16 ENGAGE WITH ME AND MY STAFF AROUND HOW WE CAN PARTNER TOGETHER  
17 IN AND BEYOND OAKLAND. THANK YOU.

18

19 **V. PRES. JESSE ARREGUIN:** THANK YOU. ANY OTHER BOARD MEMBERS?  
20 YES, COUNCILLOR TIEDEMANN?

21

22 **SPEAKER:** THANK YOU. I JUST WANTED TO ECHO MY THANKS TO STAFF.  
23 WE HAVE HAD MANY CONVERSATIONS ON THIS EXPENDITURE PLAN AT THE  
24 HOUSING COMMITTEES, ESPECIALLY ON THE LABOR STANDARDS, AND I  
25 KNOW THAT THERE'S A LOT OF WORK THAT'S GONE INTO THAT OF



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1 WORKING WITH THE IMPORTANT LABOR STAKEHOLDERS AND GETTING US  
2 AN EXPENDITURE PLAN THAT REALLY WORKS AND DOES EVERYTHING WE  
3 WANT IT TO DO, AND IT'S REALLY WELL THOUGHT OUT. I WILL ALSO  
4 EMPHASIZE, LIKE COUNCILMEMBER REID JUST MENTIONED, THERE ARE A  
5 VARIETY OF MEETINGS HAPPENING IN THE DIRECT ALLOCATION CITIES  
6 AND IN THE COUNTIES THAT ARE GOING TO HAVE TO DRAFT SIMILAR  
7 EXPENDITURE PLANS, AND I WANT TO EMPHASIZE THAT IF THERE'S  
8 ANYTHING THAT SOME OF US DON'T SEE IN HERE THAT WE WOULD LIKE  
9 TO SEE OR THAT WE WANT TO EMPHASIZE IN OUR OWN COMMUNITIES,  
10 THAT'S WHERE THE RUBBER MEETS THE ROAD IN OUR OWN COMMUNITIES  
11 OF EVERY COUNTY AND EVERY DIRECT ALLOCATION CITY HAS TO DRAFT  
12 THEIR OWN EXPENDITURE PLAN. AS GREAT AS THIS ONE IS, WE CAN'T  
13 JUST COPY ALL OF KATE'S LOVELY WORK, AND SO I THINK IT'S  
14 INCUMBENT ON ALL OF US, BOTH CITIES AND SUPERVISOR  
15 REPRESENTATIVES, TO WORK ON THOSE EXPENDITURE PLANS, ENSURE  
16 THAT THEY ARE TARGETING VERY LOW-INCOME, EXTREMELY LOW-INCOME  
17 AND ACUTELY LOW-INCOME AND, YOU KNOW, GET AT THE POPULATIONS  
18 WE NEED TO. AND I'LL JUST SAY THAT IN ALAMEDA COUNTY WITH  
19 MEASURE A 1 WE HAD A SUCCESSFUL GOAL OF 20% OF THE UNITS  
20 PRODUCED WITH THAT AT 20% OR BELOW, AND WE EXCEEDED THAT GOAL,  
21 SO THAT'S A MODEL THAT WE CAN ALL LEARN FROM IF WE WANT TO,  
22 TARGET THESE VERY, VERY LOW-INCOME TARGETS AND PROVIDE THOSE  
23 VERY AFFORDABLE UNITS, BUT WE ALL HAVE TO START DOING THAT  
24 WORK NOW BECAUSE THE DEADLINE TO GET THOSE EXPENDITURE PLANS  
25 DONE IS GOING TO COME UP ON US PRETTY QUICK.



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1

2 **V. PRES. JESSE ARREGUIN:** COUNCILLOR ROMERO?

3

4 **SPEAKER:** YEAH, FIRST OF ALL, I WANTED TO ACKNOWLEDGE THE VICE  
5 PRESIDENT'S ROLE IN TRYING TO GET US TO A PLACE IN TERMS OF  
6 THE AMENDMENT THAT WAS PROFFERED AT THE HOUSING COMMITTEE THAT  
7 ALLOWED US TO GET HERE THIS DISCUSSION BETWEEN THE VARIOUS  
8 LABOR GROUPS THAT ARE INTERESTED IN HAVING STRONG STANDARDS,  
9 AND WE KNOW THAT THERE ARE SOME DIFFERENCES THERE, AND WE ALSO  
10 KNOW THAT WITHIN SACRAMENTO, WHETHER IT'S WITHIN A SENATOR'S  
11 OFFICE OR -- OFFICE, AS WELL AS THE LABOR ENTITIES THAT ARE  
12 THERE TALKING TO SACRAMENTO ABOUT POTENTIAL LEGISLATION, THAT  
13 YOU KNOW REALLY GETS TO THE SOLUTION THAT WE NEED, WHICH WOULD  
14 BE TO AMEND THE STATE LAW TO ALLOW BAHFA TO APPLY WHATEVER  
15 STANDARDS THEY COME UP WITH, AND WE MUTUALLY COME UP WITH, TO  
16 ALL 100% OF THE MONEY. I THINK WE ALL WANT TO MAKE SURE THAT  
17 LABORERS ARE PROTECTED, THAT THE BENEFITS ARE FLOWING, THAT  
18 PREVAILING WAGES ARE INDEED BEING PAID. SO I THINK THAT I'M  
19 CERTAINLY IN SUPPORT OF THE MOTION. THERE WAS THE REMOVAL OF  
20 THE WORD "STRONG," BUT I THINK THAT COULD BE A SUBJECTIVE  
21 TERM, BUT OBVIOUSLY THE VARIOUS PARTIES THAT ARE GOING TO BE  
22 DISCUSSING THIS IN THE NEAR FUTURE TO TRY TO COME UP WITH A  
23 COMPROMISE THAT PERHAPS THEN FLOWS BACK TO US TO DO THE STATE  
24 LEGISLATION I THINK WE WILL ALL BE IN THEIR OWN WAYS  
25 ADVOCATING STRONGLY FOR THEIR POSITIONS, AND I LOOK TO THE



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1 SENATE AND THE ASSEMBLY, IF THAT'S WHERE IT ENDS UP, TO HELP  
2 CRAFT THAT COMPROMISE. I KNOW WE HAVE MEMBERS OF LABOR HERE  
3 WHO MAY WANT TO SPEAK TO THIS, BUT I THINK WE'RE GOING IN THE  
4 RIGHT DIRECTION, AND WE GOT THERE, AGAIN, SIGNIFICANTLY  
5 BECAUSE THE VICE PRESIDENT WAS ABLE TO CRAFT THIS LANGUAGE  
6 THAT KIND OF ENCOMPASSED AND ALLOWED KIND OF ALL THOSE LABOR  
7 GROUPS TO INDEED WITHIN THAT CONTEXT OF THE SACRAMENTO  
8 DISCUSSIONS TO MOVE FORWARD WITH THIS. SO THANK YOU, JESSE,  
9 AND CERTAINLY I'M READY TO VOTE YES ON THIS ITEM. I THINK THE  
10 WORDING FROM STAFF ENCAPSULATES AND WILL BRING BACK TO US ANY  
11 LEGISLATION THAT COMES FORWARD. THANK YOU.

12

13 **V. PRES. JESSE ARREGUIN:** ANY OTHER IN-PERSON SPEAKERS HERE IN  
14 THE BOARDROOM AT 375 BEALE? I'LL SAY THANK YOU TO THE  
15 CARPENTERS FOR YOUR LETTER, BECAUSE YOU REALLY GAVE US A ROAD  
16 MAP, MADE IT VERY CLEAR THAT WE NEED TO ALSO EMPHASIZE THE  
17 IMPORTANCE OF AMENDING THE STATUTE TO ENSURE THAT THE  
18 COMPROMISE THAT WAS REACHED WITH THE AB 2011 AND THE PLA OFF-  
19 RAMP, THAT THAT COULD APPLY TO EVERYTHING, BUT WE CAN'T DO  
20 THAT RIGHT NOW BECAUSE THE STATUTE DOESN'T ALLOW US TO, SO WE  
21 HAVE TO TAKE THAT STEP, AND REALLY APPRECIATE THE CARPENTERS  
22 BRINGING THAT TO OUR ATTENTION. I'LL TURN IT BACK OVER TO  
23 PRESIDENT RAMOS.

24



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1   **PRES. BELIA RAMOS:** THANK YOU. SEEING NO OTHER BOARD MEMBERS  
2   WITH COMMENTS OR QUESTIONS AT THIS TIME, I WILL OPEN PUBLIC  
3   COMMENT, UNDERSTANDING THAT WE HAVE A SIGNIFICANT NUMBER OF  
4   INTERESTED STAKEHOLDERS TO SPEAK, PUBLIC COMMENT WILL BE ONE  
5   MINUTE PER SPEAKER. I AM GOING TO START HERE IN THE BOARDROOM.  
6   I WILL START WITH ONASIS MCFARLAND, PLEASE. FOLLOWED BY  
7   LINDSAY AND DAN.

8  
9   **SPEAKER:** CAN YOU HEAR ME? GOOD EVENING, MY NAME IS ONASIS  
10   MCFARLAND. THANKS FOR ALLOWING ME TO SPEAK. I AM A  
11   REPRESENTATIVE FOR THE CARPENTER'S UNION IN SOLANO COUNTY. I'M  
12   SURE MANY OF YOU HAVE HEARD STORIES ABOUT CONTRACTORS CHEATING  
13   WORKERS. FOR THAT REASON, THOSE LABOR STANDARDS, THEY ARE  
14   NEEDED AND REQUIRED, AND I APPRECIATE THE COMMITTEE FOR SEEING  
15   THE IMPORTANCE. THESE REQUIREMENTS WILL SEND A POWERFUL  
16   MESSAGE THAT WILL UPLIFT WORKERS BY CREATING GOOD  
17   OPPORTUNITIES, HEALTH CARE AND TRAINING TO ENABLE THE  
18   INDIVIDUALS TO WORK ON THOSE JOBS TO THRIVE. NEEDLESS TO SAY,  
19   THERE IS A HOUSING SHORTAGE AND A HOUSING CRISIS, AND THE BOND  
20   WILL BE OF GREAT ASSISTANCE. WE AT THE UNION ARE ON THE SIDE  
21   OF SOLUTIONS, AND WE SUPPORT THE 14TH RESOLUTION OF THE JOINT  
22   BAHFA OVERSIGHT ABAG HOUSING COMMITTEE. THANK YOU.

23

24   **PRES. BELIA RAMOS:** THANK YOU SO MUCH. NEXT SPEAKER, LINDSAY  
25   SAHAPSITS. DID I GET THERE? PROCEED, ONE MINUTE, THANK YOU.



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1

2 **SPEAKER:** AGAIN, MY NAME IS LINDSAY, I'M A SIXTH PERIOD  
3 APPRENTICE AND A MEMBER OF THE LOCAL 46 CARPENTERS UNION, AND  
4 ALTHOUGH I DON'T LIVE IN ONE OF THE NINE BAY AREA COUNTIES, I  
5 AS WELL AS OTHER CARPENTERS WORK ON PROJECTS THERE. WITH THOSE  
6 BAY AREA PROJECTS COME LONG WORK DAYS FOLLOWED BY A LONG  
7 COMMUTE HOME IN TRAFFIC. THOSE OF US WHO ARE SINGLE PARENTS  
8 ARE AT THE MERCY OF DAYCARES, FAMILY IF WE'RE LUCKY TO TAKE  
9 CARE OF OUR KIDS WHILE AT WORK. THE REALITY IS THAT WHILE  
10 THOSE ESTABLISHMENTS OR FAMILY MEMBERS ARE RAISING OUR  
11 CHILDREN BECAUSE WE WORK OUT OF TOWN AND THE TIME WE GET TO  
12 SPEND WITH OUR FAMILIES IS MINIMAL AND IN A TIME WHEN THEY  
13 NEED US MORE THAN EVER WE HAVE TO SACRIFICE THEIR FAMILY TIME,  
14 QUALITY TIME, JUST TO BE ABLE TO PUT FOOD ON THE TABLE AND A  
15 ROOF OVER THEIR HEAD. THIS BOND WOULD BE A HISTORIC INVESTMENT  
16 IN AFFORDABLE HOUSING CONSTRUCTION AND LABOR STANDARDS. THE  
17 REGIONAL EXPENDITURE PLAN WILL RAISE THE BAR FOR ALL WORKERS  
18 EMPLOYED ON THESE PROJECTS. NOT ONLY DO I SUPPORT THESE LABOR  
19 STANDARDS ON THE BOND MEASURE, BUT I'M HOPING IT WILL SET A  
20 STANDARD THAT WE COULD SEE APPLIED TO SACRAMENTO BOND AS WELL.  
21 SO I'M URGING --

22

23 **CLERK, FRED CASTRO:** TIME, PLEASE.

24

25 **PRES. BELIA RAMOS:** THANK YOU.



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1

2 **SPEAKER:** THANK YOU.

3

4 **SPEAKER:** GOOD EVENING, PRESIDENT RAMOS, AND MEMBERS OF THE  
5 BOARD. MY NAME IS DAN MCKELLA. I'M WITH THE NOR CAL CARPENTERS  
6 UNION LOCAL 751 OUT OF SANTA ROSA, CALIFORNIA. WE BELIEVE THAT  
7 LABOR STANDARDS SHOULD BE A PRIORITY IN THIS ONCE IN A  
8 LIFETIME REGIONAL BOND MEASURE AND SHOULD NOT BE OVERLOOKED.  
9 SET BEFORE YOU TODAY IS AN OPPORTUNITY TO UPHOLD THE DIGNITY  
10 OF ALL WORKERS AND FOSTER A MORE SUSTAINABLE ECONOMY. ENSURING  
11 LABOR STANDARDS WILL PROMOTE EFFICIENCY AND QUALITY IN PROJECT  
12 EXECUTION, ULTIMATELY BENEFITING OUR COMMUNITIES AND THE FOLKS  
13 WHO WILL BE ABLE TO LIVE IN THIS HOUSING. I ASK YOU TO APPROVE  
14 THE RESOLUTION OF THE JOINT BAHFA OVERSIGHT ABAG HOUSING  
15 COMMITTEE FROM THE APRIL 10 MEETING AND WORK WITH BAHFA STAFF  
16 TO ENSURE THAT THE LABOR STANDARDS WILL APPLY TO 100% OF THE  
17 BOND FUNDING. THANK YOU.

18

19 **PRES. BELIA RAMOS:** THANK YOU. THOSE ARE MY SPEAKERS HERE IN  
20 SACRAMENTO. WE'LL GO BACK TO BAY METRO. MR. CLERK?

21

22 **CLERK, FRED CASTRO:** YES, PRESIDENT RAMOS, COUNCILMEMBER FIFE  
23 SAID THAT THERE'S A SPEAKER IN OAKLAND AS WELL.

24



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1 **PRES. BELIA RAMOS:** THANK YOU. WE'LL TAKE BAY METRO FIRST AND  
2 THEN GO TO THE OTHER REMOTE LOCATIONS AND THEN PROCEED TO  
3 ZOOM.

4

5 **CLERK, FRED CASTRO:** THANK YOU. THERE WAS ONE WRITTEN COMMENT  
6 RECEIVED FOR THIS ITEM FROM JAY BRADSHAW NOR CAL CARPENTERS  
7 UNION. WE HAVE SIX SPEAKER CARDS IN THE BOARDROOM. IN THIS  
8 ORDER, PLEASE, EDWARD EVANS, TIM RIFE, SCOTT LITTLEHALE,  
9 IRVING TORRES, LINDSAY HADDOCKS, AND JUSTINE MARQUEZ, PLEASE.  
10 EDWARD EVANS, PLEASE.

11

12 **SPEAKER:** GOOD EVENING, BOARD. IT'S A PLEASURE TO BE HERE. VERY  
13 EXCITING TONIGHT. THERE'S A LOT OF ENERGY IN THE ROOM. I FEEL  
14 SORRY FOR FOLKS THAT AREN'T HERE IN THE ROOM FOR THIS HISTORIC  
15 MEETING. OBVIOUSLY THE CARPENTERS, YOU'VE READ THE LETTER FROM  
16 JAY BRADSHAW. THE CARPENTERS ARE FULLY ON-BOARD WITH THE LABOR  
17 STANDARDS. YOU'RE GOING TO HEAR A LOT OF OTHER GROUPS AND  
18 INDIVIDUALS DOWNPLAY LABOR STANDARDS, CALLING THEM THE FLOOR,  
19 SO ON AND SO FORTH. THEY ARE NOTHING -- THAT'S NOTHING OF THE  
20 KIND. A PREVAILING WAGE IS BASED ON UNION SCALE. IT IS NOT THE  
21 FLOOR. IT'S BEEN FOUGHT FOR FOR DECADES. PEOPLE HAVE GOTTEN  
22 THEIR HEADS -- IN DEFENDING LABOR STANDARDS, FIGHTING FOR THE  
23 LABOR STANDARDS THAT WE ENJOY. SO WE ARE VERY PROUD OF THEM,  
24 AND THESE LABOR STANDARDS ARE SO SIMPLE THAT THEY ARE GOING TO  
25 ALLOW US TO ORGANIZE THE UNORGANIZED WORKERS, SO WE'RE NOT



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1 AFRAID OF NON-UNION WORKERS. WE WANT TO BRING THEM INTO OUR  
2 RANKS. WE WANT THEM AS OUR BROTHERS AND SISTERS.

3

4 **CLERK, FRED CASTRO:** TIME, PLEASE.

5

6 **SPEAKER:** AND WE WILL DO THAT WITH YOUR HELP. THANK YOU.

7

8 **CLERK, FRED CASTRO:** TIM RIFF, FOLLOWED BY SCOTT LITTLEHALE.

9

10 **SPEAKER:** GOOD EVENING, COMMITTEE MEMBERS. I'M A FIELD REMEMBER  
11 WITH CARPENTERS LOCAL 22. I HELP REPRESENT THOUSANDS OF  
12 WORKERS THAT WORK IN SAN FRANCISCO COUNTY. WE STAND IN SUPPORT  
13 OF THE LABOR STANDARDS RECOMMENDED BY STAFF IN THE DRAFT  
14 REGIONAL EXPENDITURE REPORT. THESE STANDARDS WILL RAISE THE  
15 BAR FOR RESIDENTIAL CONSTRUCTION WORKERS AT A REGIONAL SCALE  
16 THROUGH PREVAILING WAGE, HEALTH CARE AND APPRENTICESHIP  
17 PARTICIPATION. THESE REQUIREMENTS CREATE A POWERFUL BASELINE  
18 THAT WILL UPLIFT RESIDENTIAL CONSTRUCTION WORKERS AND THEIR  
19 FAMILIES, AND WILL LEVEL THE PLAYING FIELD FOR HIGH ROAD  
20 CONTRACTORS WHO COMPETE AGAINST LOW-BIDDING CONTRACTORS  
21 RELIANT ON WAGE THEFT AND TAX FRAUD. I URGE YOU TO ADOPT THE  
22 RESOLUTION AND APPROVE THE REGIONAL EXPENDITURE. LET'S CROSS  
23 THE FINISH LINE AND START BUILDING. THANK YOU.

24

25 **CLERK, FRED CASTRO:** SCOTT LITTLEHALE, PLEASE.



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1

2 **SPEAKER:** NOR CAL CARPENTERS UNION, AND AS I TOLD ANYONE WHO  
3 WOULD LISTEN IN 2017, THE BASELINE FOR LABOR STANDARDS FOR  
4 LOAN FUNDS THAT ARE PUBLIC, ACCORDING TO STATE LAW, IS NOT  
5 PREVAILING WAGE. IT'S THE MINIMUM WAGE, SO WE ARE RAISING THE  
6 BAR. LET'S MAKE NO MISTAKE ABOUT IT. THAT'S A CURRENT STATE  
7 LAW, AND WE HAVE DOZENS OF MEMBERS OF LABORERS AND CARPENTERS  
8 STANDING UNITED. AND THESE STANDARDS WERE BACKED BY LABORERS  
9 AND CARPENTERS IN SACRAMENTO WHICH WERE IN TURN BACKED BY  
10 REPRESENTATIVES OF THE LEGISLATURE THAT APPROVED THESE SORTS  
11 OF LABOR STANDARDS FOR ALL 58 COUNTIES, FOR ALL 400  
12 JURISDICTIONS, AND THE ARTFUL RESOLUTION FROM VICE PRESIDENT  
13 ARREGUIN WAS SECONDED BY SUPERVISOR CHAVEZ AT THE MTC BAHFA  
14 OVERSIGHT COMMITTEE AND APPROVED UNANIMOUSLY. WE STRONGLY  
15 SUPPORT THESE AS A BASELINE GIVING YOU THE OPTION TO MOVE  
16 FORWARD IN YOUR OWN COUNTIES WITH RESPECTIVE OTHER  
17 ARRANGEMENTS.

18

19 **CLERK, FRED CASTRO:** THANK YOU. NEXT SPEAKER IS IRVINE TORRES,  
20 PLEASE.

21

22 **SPEAKER:** GOOD MORNING, BOARD MEMBERS, I REPRESENT A REGIONAL  
23 ORGANIZATION TO DISRUPT THE CYCLES OF HOMELESSNESS AND POVERTY  
24 AROUND THE BAY AREA. WE'RE ALSO PART OF THE BAY AREA HOUSING  
25 FOR ALL COALITION. I JUST WANTED TO COMMEND AND THANK BAHFA



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1 STAFF FOR ALL THEIR WORK, ESPECIALLY WITH THE EXPENDITURE  
2 PLANS, YOU KNOW, BAHG, THE COALITION, WE'RE IN SUPPORT OF THE  
3 LABOR STANDARDS, MOVING THIS FORWARD IS VERY IMPORTANT. AS YOU  
4 ALL MENTIONED, JUST AN IMPACTFUL STEP THAT THIS IS GOING TO  
5 MAKE TOWARDS SOLVING OUR HOUSING CRISIS, BUT ALSO OUR  
6 HOMELESSNESS CRISIS AS WELL, ESPECIALLY PRIORITIZATION OF PLI  
7 FOR ALL HOME WE KNOW THAT IS THE POPULATION THAT IS MOST AT-  
8 RISK OF FALLING INTO HOMELESSNESS, SO APPRECIATE JUST THE  
9 WILLINGNESS AND EFFORT THAT THIS REGIONAL BOND IS GOING TO  
10 TAKE TOWARDS, YOU KNOW, SUPPORTING THAT ELI POPULATION FOR THE  
11 NINE COUNTY BAY AREA. I WAS INSPIRED AND EMPOWERED BY ALL OF  
12 YOUR LEADERSHIP, ESPECIALLY YOUR STORIES, SO THANK YOU ALL FOR  
13 YOUR LEADERSHIP AND WE'RE ALL HANDS ON DECK TO GET THIS TO THE  
14 FINISH LINE. THANK YOU FOR YOUR TIME.

15

16 **CLERK, FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS LINDSAY  
17 HADDOCKS, PLEASE.

18

19 **SPEAKER:** HI, GOOD EVENING, I'M LINDSAY HADDOCKS, THE EXECUTIVE  
20 DIRECTOR OF EAST BAY HOUSING ORGANIZATIONS. WE'RE A 40-YEAR-  
21 OLD HOUSING JUSTICE NON-PROFIT BASED IN THE EAST BAY, AND WE  
22 SERVE ALAMEDA AND CONTRA COSTA COUNTIES. WE HAVE OVER 400  
23 ORGANIZATIONAL AND INDIVIDUAL MEMBERS, AND WE ARE ALSO A PROUD  
24 AND VERY ACTIVE MEMBER OF THE BAY AREA HOUSING FOR ALL  
25 COALITION. AND WHILE I HAVE ONLY BEEN WITH THEM FOR SIX



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1 MONTHS, I HAVE BEEN HUSTLING FOR THIS BOND FOR BAHFA FOR  
2 YEARS, SO I AM SO STOKED TO BE HERE WITH ALL OF YOU, AND I  
3 WANT TO THANK YOU ALL FOR YOUR LEADERSHIP AND FOR YOUR WISDOM  
4 AND YOUR COURAGE ON THE VOTES THIS EVENING. SO I'D LIKE TO  
5 URGE YOU TO KEEP THIS MOMENTUM MOVING FORWARD. THIS PROPOSAL  
6 PUT FORWARD REFLECTS HOURS AND HOURS AND MONTHS OF  
7 CONVERSATIONS WITH CRITICAL STAKEHOLDERS AND IS A COMPROMISE  
8 THAT EVERYONE IS PROUD OF, AND AS IRVINE SAID, WE'RE ALL HANDS  
9 ON DECK BETWEEN NOW AND NOVEMBER, AND SO I WOULD LIKE TO URGE  
10 YOU TO VOTE YES ON THIS MEASURE AND WE CAN KEEP IT MOVING,  
11 THANKS.

12

13 **CLERK, FRED CASTRO:** THANK YOU. NEXT SPEAKER IS JUSTINE MARCUS,  
14 PLEASE.

15

16 **SPEAKER:** HI, GOOD EVENING, JUSTINE MARCUS WITH ENTERPRISE  
17 COMMUNITY PARTNERS. I JUST WANT TO EXTEND MY THANKS AGAIN TO  
18 ALL OF YOU FOR YOUR LEADERSHIP AND TO STAFF FOR ALL OF THE  
19 WORK. WE HAVE BEEN OUT HERE WITH YOU FOR THE LAST FIVE PLUS  
20 YEARS, AND WE'RE READY TO TAKE IT FORWARD TO NOVEMBER. WE URGE  
21 YOUR STRONG SUPPORT OF MOVING THE MOTION FORWARD TODAY WITH A  
22 STRONG LABOR STANDARDS. LET'S DO THIS IN NOVEMBER. THANK YOU.

23

24 **CLERK, FRED CASTRO:** THANK YOU. WE HAVE THREE SPEAKERS IN THE  
25 ATTENDEES SPACE. FIRST SPEAKER IS RICH HEDGES. ONE MINUTE,



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1 PLEASE. RICH HEDGES? WE'LL GO TO MONICA STRAUCH. MONICA  
2 STRAUCH, PLEASE? ONE MINUTE.

3

4 **SPEAKER:** THANK YOU. THANK YOU FOR THE OPPORTUNITY TO PROVIDE  
5 PUBLIC COMMENT. MY NAME IS MONICA STRAUCH, AND I AM A MANAGER  
6 OF PUBLIC POLICY AT THE UNITED WAY BAY AREA. WE ARE A MEMBER  
7 OF THE BAY AREA HOUSING FOR ALL COALITION AND WE STRONGLY  
8 SUPPORT THE BAHFA BOND. UNITED WAY BAY AREA BELIEVES THAT A  
9 STRONG AND STABLE WORKFORCE IS ESSENTIAL TO BUILDING MORE  
10 AFFORDABLE HOUSING IN OUR REGION. WE BELIEVE THAT THIS BOND IS  
11 CRITICAL TO IMPROVING THE AFFORDABLE HOUSING LANDSCAPE, AN WE  
12 ALSO BELIEVE THAT STRONG LABOR STANDARDS WILL ENSURE OUR  
13 WORKER SAFETY, CAREER OPPORTUNITIES, AND THAT WAGES ARE  
14 PRIORITIZED. WE URGE THE BOARD TO MOVE THIS MEASURE FORWARD  
15 WITH THE LABOR STANDARDS PROPOSED BY BAHFA STAFF. THANK YOU SO  
16 MUCH FOR YOUR WORK ON THIS ITEM. IT IS MUCH APPRECIATED.

17

18 **CLERK, FRED CASTRO:** THANK YOU. NEXT SPEAKER IS JOE SUMMERS.  
19 JOE SUMMERS? NEXT SPEAKER IS CAROLINE McCORMACK.

20

21 **SPEAKER:** MEMBERS OF THE MTC ABAG EXECUTIVE BOARD, THANK YOU SO  
22 MUCH FOR THIS OPPORTUNITY TO PROVIDE PUBLIC COMMENT. I'M  
23 CAROLINE McCORMACK WITH THE HOUSING ACCELERATOR FUND. WE HAVE  
24 PROVIDED FINANCING TO BUILD AND PRESERVE THOUSANDS OF  
25 AFFORDABLE HOMES IN THE BAY AREA, AND WE ARE A PROUD MEMBER OF



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1 THE BAY AREA HOUSING FOR ALL COALITION. THE HAF STRONGLY URGES  
2 YOU TO KEEP THE MEASURE MOVING FORWARD TODAY, AND PART OF THAT  
3 BEING SUPPORTING LABOR STANDARDS PROPOSED TODAY BY BAHFA  
4 STAFF. WE THINK THIS REFLECTS A THOUGHTFUL COMPROMISE AND  
5 REFLECTS TONS OF WORK TO TALK TO MANY DIFFERENT STAKEHOLDERS  
6 ACROSS HOUSING AND LABOR. THIS MEASURE IS GOING TO TAKE ALL  
7 HANDS, ALL COALITIONS, ALL PARTNERS, AND WE'RE EXCITED TO BE  
8 PART OF PUTTING IN THE WORK. THANKS SO MUCH FOR YOUR SUPPORT.

9

10 **CLERK, FRED CASTRO:** THANK YOU. WE'LL TRY AGAIN. RICH HEDGES,  
11 PLEASE?

12

13 **SPEAKER:** THANK YOU. YOU DIDN'T GIVE ME A WAY TO UNMUTE LAST  
14 TIME. SO I JUST WANT TO TELL YOU I'M A HOUSING AND LABOR  
15 ADVOCATE FOR MANY, MANY YEARS, AND THE BUILDING TRADES HAS THE  
16 LARGEST PRIVATE SCHOOL IN THE WORLD, AND THE MOST PRODUCTIVE  
17 WORKERS, AND THEY BRING IN PROJECTS AHEAD OF SCHEDULE AND  
18 BELOW BUDGET. AND I THINK WE HAVE SOME FLAWS IN THE CURRENT  
19 PROPOSAL. WE NEED TO ADD PREVAILING WAGE BECAUSE PREVAILING  
20 WAGE AND PROJECT LABOR -- BESIDES PREVAILING WAGE, PROJECT  
21 LABOR AGREEMENTS ARE A PROACTIVE APPROACH TO PREVAILING WAGE  
22 ENFORCEMENT. THEY INCLUDE PATHWAYS TO THE MIDDLE CLASS AND  
23 DISADVANTAGED RESIDENTS AND ALSO GIVE WORKERS A VOICE TO THEIR  
24 UNION. THERE HAVE BEEN SO MANY PROJECTS FROM BIG NON-UNION  
25 DEVELOPERS, TWO IN MY COMMUNITY, WHO WITHIN TEN YEARS THEY HAD



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1 TO DISPLACE RESIDENTS IN ORDER TO FIX THE DRY ROT THAT WERE IN  
2 THESE PROJECTS. WE REALLY NEED QUALITY PEOPLE IN THESE JOBS  
3 AND PROJECT LABOR AGREEMENTS WILL ACTUALLY MAKE THAT HAPPEN.  
4 THANK YOU.

5

6 **CLERK, FRED CASTRO:** THANK YOU. THERE ARE NO OTHER MEMBERS OF  
7 THE -- I'M SORRY, JOE SUMMERS? LAST SPEAKER, JOE SUMMERS?

8

9 **SPEAKER:** THERE WE GO. CAN YOU HEAR ME?

10

11 **CLERK, FRED CASTRO:** YES.

12

13 **SPEAKER:** HI, YEAH, JOE SUMMERS REPRESENTING THE CONTRA COSTA  
14 LABOR COUNCIL, AND I JOINED THE BAY AREA FIELD AND TRADES AND  
15 LABOR COUNCILS IN URGING [INDISCERNIBLE] HOUSING BOND. I'M  
16 ECSTATIC THAT WE'RE NOW ADDRESSING THE DIRE NEED FOR  
17 AFFORDABLE HOUSING IN THE BAY AREA, BUT OUR LOCAL WORKFORCE  
18 AND COMMUNITY DESERVES BENEFITS AND OPPORTUNITIES THAT COME  
19 FROM ENSURING THE STRONGEST LABOR STANDARDS, LIKE A PROJECT  
20 LABOR AGREEMENT, ARE APPLIED. WE ALL BENEFIT BY KNOWING THAT  
21 OUR PUBLIC DOLLARS ARE BEING UTILIZED ON A HIGHLY TRAINED  
22 WORKFORCE PROVIDING APPRENTICESHIP OPPORTUNITIES FOR  
23 DISADVANTAGED RESIDENTS AND KEEPING OUR PROJECTS ON TIME AND  
24 ON BUDGET AND PROVIDING THE LASTING ECONOMIC BENEFITS THAT OUR  
25 REGION NEEDS. THANK YOU FOR YOUR CONSIDERATION.



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1

2 **CLERK, FRED CASTRO:** THANK YOU. THERE ARE NO OTHER MEMBERS OF  
3 THE PUBLIC IN THE ATTENDEE SPACE FOR PUBLIC COMMENT, AND I  
4 UNDERSTAND THERE MAY BE A MEMBER OF THE PUBLIC IN THE OAKLAND  
5 LOCATION FOR PUBLIC COMMENT.

6

7 **PRES. BELIA RAMOS:** THANK YOU. LET'S PROCEED TO OAKLAND.

8

9 **SPEAKER:** GOOD EVENING, COMMITTEE MEMBERS. MY NAME IS ANTONIO  
10 MUÑOZ. I'M WITH THE UNION. WE HAVE THIS HISTORIC BOND MEASURE  
11 THAT WILL BE A GREAT INVESTMENT FOR HOUSING IN THE BAY AREA.  
12 WITH WHAT'S COMING, THERE'S A GOOD TIME TO MAKE SURE THAT WE  
13 DO AWAY WITH LAGGING WAGES THAT AFFECT OUR CONSTRUCTION  
14 WORKERS OVER THE YEARS. LABOR STANDARDS THAT HAVE BEEN  
15 RECOMMENDED WILL ENSURE BETTER WAYS TO DO THIS AND BENEFITS  
16 THAT WILL HELP CONSTRUCTION WORKERS THRIVE IN THE COMMUNITY  
17 THAT THEY WORK IN. WHILE AT THE SAME TIME CREATE TRAINING  
18 OPPORTUNITIES FOR APPRENTICES WHO WILL EVENTUALLY BECOME THE  
19 WORKFORCE OF THE FUTURE. I THINK WE COULD ALL AGREE THAT THERE  
20 ARE SEVERAL FAMILIES THAT NEED HOUSING IN THE BAY AREA, AND  
21 RIGHT NOW WE CAN MAKE A DIFFERENCE. LET'S HELP ALLEVIATE THE  
22 SHORTAGE AND HELP RAISE THE BAR FOR RESIDENTIAL CONSTRUCTION  
23 WORKERS. I URGE THAT YOU LEAD THE WAY AND VOTE TO ADOPT THE  
24 RESOLUTION OF THE COMMITTEES. THANK YOU.

25



APRIL 18, 2024

1 **CLERK, FRED CASTRO:** THANK YOU, AND IF I CAN CHECK AT THE OTHER  
2 REMOTE LOCATIONS IF THERE ARE ANY MEMBERS OF THE PUBLIC AT  
3 YOUR LOCATION FOR PUBLIC COMMENT?

4

5 **SPEAKER:** NO.

6

7 **CLERK, FRED CASTRO:** THANK YOU. SEEING NONE, THERE ARE NO  
8 FURTHER PUBLIC COMMENT ON THIS ITEM.

9

10 **PRES. BELIA RAMOS:** THANK YOU VERY MUCH. I WILL NOW CLOSE  
11 PUBLIC COMMENT, AND I WILL BRING IT BACK TO THE BOARD, AND WE  
12 DO HAVE THE MOTION BY COUNCILMEMBER EKLUND AND A SECOND BY  
13 COUNCILMEMBER ORTIZ. THERE WAS DISCUSSION REGARDING THE EXACT  
14 LANGUAGE IN THE MOTION AS PUT FORWARD THROUGH OUR MATERIALS  
15 AND THAT I REITERATED, WHICH DID LEAVE OUT THE WORD "STRONG,"  
16 SO I WILL TURN TO THE MAKERS OF THE MOTION. CERTAINLY MY  
17 UNDERSTANDING AND READING THIS AND HAVING REVIEWED THE HOUSING  
18 COMMITTEE DISCUSSION, IN FACT WHAT WE ARE PROCEEDING HERE WITH  
19 IS SOMETHING MORE THAN THE MINIMUM, WHICH DOES TRANSLATE TO  
20 "STRONG," BUT I WILL TURN TO THE MAKER OF THE MOTION AND TO  
21 THE SECOND TO SEE IF YOU ARE IN AGREEMENT.

22

23 **PAT EKLUND:** YES.

24



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1   **PRES. BELIA RAMOS:** WITH THE ADDITION OF THE WORD "STRONG" IN  
2   FRONT OF "LABOR STANDARDS," AND THAT IT IS SUFFICIENTLY  
3   DIRECTED TO STAFF THAT THE LANGUAGE WITHIN THE MOTION TO BRING  
4   BACK TO ALL THE RESPECTIVE BOARDS AND COMMITTEES AN UPDATE ON  
5   LEGISLATIVE UPDATES IS SUFFICIENTLY UNDERSTOOD.

6

7   **PAT EKLUND:** MADAM PRESIDENT, AS THE MAKER OF THE MOTION, I  
8   SINCERELY BELIEVE THAT IT SHOULD READ "STRONG" LABOR  
9   STANDARDS.

10

11   **PRES. BELIA RAMOS:** OKAY, THANK YOU, AND DOES THE SECOND  
12   CONCUR?

13

14   **SPEAKER:** THAT IS CORRECT, YES.

15

16   **PRES. BELIA RAMOS:** OKAY, GREAT. SO WITH THAT, SEEING NO OTHER  
17   DISCUSSION FROM THE BOARD MEMBERS, EXECUTIVE COMMITTEE MEMBERS  
18   HERE, I WILL ASK THE CLERK TO CONDUCT A ROLL CALL VOTE.

19

20   **CLERK, FRED CASTRO:** ON THE MOTION BY EKLUND, SECOND BY ORTIZ,  
21   MAYOR ADAMS.

22

23   **SPEAKER:** YES.

24

25   **CLERK, FRED CASTRO:** SUPERVISOR ANDERSEN.



## Meeting Transcript

APRIL 18, 2024

1

2 **SPEAKER:** YES.

3

4 **CLERK, FRED CASTRO:** MAYOR ARREGUIN.

5

6 **V. PRES. JESSE ARREGUIN:** YES.

7

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

9

10 **SPEAKER:** YES.

11

12 **CLERK, FRED CASTRO:** CARLSON.

13

14 **SPEAKER:** YES.

15

16 **CLERK, FRED CASTRO:** CO-HEN.

17

18 **SPEAKER:** AYE.

19

20 **CLERK, FRED CASTRO:** CORZO.

21

22 **SPEAKER:** YES.

23

24 **CLERK, FRED CASTRO:** EKLUND.

25



## Meeting Transcript

APRIL 18, 2024

1     **PAT EKLUND:** AYE.

2

3     **CLERK, FRED CASTRO:** ELLENBERG IS ABSENT. COUNCILMEMBER FIFE.

4

5     **SPEAKER:** AYE.

6

7     **CLERK, FRED CASTRO:** FLIGOR.

8

9     **SPEAKER:** YES.

10

11    **CLERK, FRED CASTRO:** MAYOR GARCIA. I'M SORRY, COULD YOU

12    INDICATE --

13

14    **SPEAKER:** YES.

15

16    **CLERK, FRED CASTRO:** I GOT YOU. THANK YOU. DIRECTOR HILLIS.

17

18    **SPEAKER:** YES.

19

20    **CLERK, FRED CASTRO:** THANK YOU. VICE MAYOR KAMEI.

21

22    **SPEAKER:** AYE.

23

24    **CLERK, FRED CASTRO:** SUPERVISOR LEE.

25



## Meeting Transcript

APRIL 18, 2024

1 **SPEAKER:** AYE.

2

3 **CLERK, FRED CASTRO:** SUPERVISOR MANDELMAN.

4

5 **SPEAKER:** YES.

6

7 **CLERK, FRED CASTRO:** SUPERVISOR MARQUEZ.

8

9 **SPEAKER:** AYE.

10

11 **CLERK, FRED CASTRO:** THANK YOU. MARTINEZ-BELTRAN.

12

13 **SPEAKER:** AYE.

14

15 **CLERK, FRED CASTRO:** MILEY.

16

17 **SPEAKER:** YES.

18

19 **CLERK, FRED CASTRO:** MOTOYAMA.

20

21 **SPEAKER:** AYE.

22

23 **CLERK, FRED CASTRO:** MUELLER IS ABSENT. COUNCILMEMBER NAG LESS.

24

25 **SPEAKER:** YES.



## Meeting Transcript

APRIL 18, 2024

1

2 **CLERK, FRED CASTRO:** ORTIZ.

3

4 **SPEAKER:** YES.

5

6 **CLERK, FRED CASTRO:** RABBIT.

7

8 **SPEAKER:** YES.

9

10 **CLERK, FRED CASTRO:** RAM OZ.

11

12 **PRES. BELIA RAMOS:** YES.

13

14 **CLERK, FRED CASTRO:** COUNCILMEMBER REID.

15

16 **SPEAKER:** YES.

17

18 **CLERK, FRED CASTRO:** ROMERO.

19

20 **SPEAKER:** YES.

21

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

23

24 **MARY SACKETT:** YES.

25



## Meeting Transcript

APRIL 18, 2024

1 **CLERK, FRED CASTRO:** SILVA.

2

3 **SPEAKER:** AYE.

4

5 **CLERK, FRED CASTRO:** TIEDEMANN.

6

7 **SPEAKER:** AYE.

8

9 **CLERK, FRED CASTRO:** BROWN.

10

11 **SPEAKER:** YES.

12

13 **CLERK, FRED CASTRO:** DIRECTOR GLUCKSTEIN.

14

15 **SPEAKER:** AYE.

16

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

18 PRESENT.

19

20 **PRES. BELIA RAMOS:** WELL, IF THAT'S JUST NOT A MOMENT . . . WE

21 GOT HERE! SEVEN YEARS IN THE MAKING. CONGRATULATIONS TO THIS

22 EXECUTIVE COMMITTEE, TO ALL OF OUR STAKEHOLDERS, AND WITH

23 EXTREME GRATITUDE TO OUR STAFF TO GET US THROUGH THESE THREE

24 ITEMS. WE ARE GOING TO GO IN LIGHTNING SPEED HERE. NOW WE WILL

25 GO BACK TO ITEM 6A UNDER THE EXECUTIVE BOARD AGENDA. THIS IS



APRIL 18, 2024

1 THE ABAG ADMINISTRATIVE COMMITTEE REPORT OF APRIL 18. I WILL  
2 GIVE THE REPORT. THE ABAG ADMINISTRATIVE COMMITTEE MET JOINTLY  
3 WITH THE MTC PLANNING COMMITTEE ON APRIL 12 AND RECEIVED THE  
4 FOLLOWING REPORTS: TRANSPORTATION ELECTRIFICATION INITIATIVES  
5 2024 LOCAL PUBLIC FLEET ELECTRIFICATION FOR BAY AREA PUBLIC  
6 AGENCIES TO DEVELOP FLEET ELECTRIFICATION PLANS AS PART OF  
7 MTC'S CLIMATE PROGRAM TRANSPORTATION ELECTRIFICATION  
8 INVESTMENTS. THIS ASSISTANCE WILL HELP LOCAL PUBLIC AGENCIES  
9 PREPARE TO MEET CALIFORNIA'S CLEAN FLEET MANDATE AND IMPROVE  
10 THEIR ABILITY TO PURSUE CAPITAL FUNDING FOR CHARGING  
11 INFRASTRUCTURE. ALSO EXPLORING THE PAST, PRESENT AND FUTURE OF  
12 HIGHWAYS. WE RECEIVED A PRESENTATION RELATED TO FUTURE HIGHWAY  
13 INVESTMENTS INCLUDING KEY POLICY TRADE-OFFS RELATED TO  
14 RELIABILITY, MOBILITY, CLIMATE, TRANSIT AND AFFORDABILITY. IF  
15 YOU DIDN'T WATCH IT, I WOULD HIGHLY RECOMMEND. THAT WAS A VERY  
16 INTERESTING PRESENTATION. THE ABAG ADMINISTRATIVE COMMITTEE --  
17 THAT'S IT. THAT WAS IT. THAT'S MY COMMITTEE REPORT. SO I'M  
18 GOING TO ASK IF THERE IS ANY QUESTIONS FROM EXECUTIVE MEMBERS  
19 ON THIS? SEEING NONE, I'LL TURN TO PUBLIC COMMENT ON THIS  
20 ITEM.

21

22 **CLERK, FRED CASTRO:** THERE WERE NO PUBLIC COMMENTS RECEIVED FOR  
23 THIS ITEM, NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR  
24 PUBLIC COMMENT, NONE IN THE ATTENDEE SPACE, AND CHECKING AT



APRIL 18, 2024

1 THE TELECONFERENCE LOCATIONS, NO INDICATIONS OF PUBLIC COMMENT  
2 FROM THOSE LOCATIONS, THANK YOU.

3

4 **PRES. BELIA RAMOS:** MOVING ON TO ITEM 7A, I WILL TURN IT OVER  
5 TO VICE PRESIDENT ARREGUIN FOR A REPORT ON THE JOINT MTC ABAG  
6 LEGISLATIVE MEETING OF APRIL 12.

7

8 **V. PRES. JESSE ARREGUIN:** THE JOINT COMMITTEE MET ON APRIL 12,  
9 2024, AND DISCUSSED A NUMBER OF ITEMS. WE TOOK A SUPPORT  
10 POSITION ON A BILL WHICH WAS ON OUR CONSENT CALENDAR, PROPERTY  
11 TAX WELFARE EXEMPTION, PROVIDING UPFRONT SAVINGS ON AFFORDABLE  
12 HOUSING DEVELOPMENTS BY ALLOWING NON-PROFIT DEVELOPERS TO  
13 WITHHOLD PROPERTY TAX PAYMENTS WHILE THEIR APPLICATION FOR A  
14 TAX EXEMPTION IS UNDER REVIEW. WE ALSO TOOK UP SUPPORT  
15 POSITION ON AB 2485 WHICH WE'LL DISCUSS VERY SHORTLY. THE  
16 REGIONAL HOUSING NEEDS DETERMINATION, AND RECOMMENDED A  
17 SUPPORT POSITION ON SB 1031, THE REGIONAL TRANSPORTATION  
18 MEASURE AUTHORIZING LEGISLATION. THIS CONCLUDES THE COMMITTEE  
19 REPORT. ARE THERE ANY QUESTIONS FROM BOARD MEMBERS? ANY PUBLIC  
20 COMMENT?

21

22 **CLERK, FRED CASTRO:** NO PUBLIC COMMENTS WERE RECEIVED FOR THIS  
23 ITEM, NO MEMBERS OF THE PUBLIC IN THE BOARDROOM OR THE  
24 ATTENDEE SPACE, AND IF I CAN CHECK AT THE TELECONFERENCE  
25 LOCATIONS? NO ONE FOR COMMENT AT THOSE LOCATIONS.



APRIL 18, 2024

1

2 **V. PRES. JESSE ARREGUIN:** NEXT UNDER 7B IS REGIONAL HOUSING  
3 NEEDS DETERMINATION. THIS BILL WOULD INCREASE TRANSPARENCY IN  
4 THE USE OF OUTSIDE EXPERTS IN THE STATE'S PROCESS OF  
5 DETERMINING A REGION'S HOUSING NEEDS. THE JOINT MTC ABAG  
6 LEGISLATION COMMITTEE RECOMMENDED THAT WE TAKE APPROVAL OF A  
7 SUPPORT POSITION. I MOVE THAT THE ABAG EXECUTIVE BOARD APPROVE  
8 A SUPPORT POSITION ON THIS.

9

10 **SPEAKER:** TIEDEMANN SECONDS.

11

12 **V. PRES. JESSE ARREGUIN:** ANY QUESTIONS OR COMMENTS FROM THE  
13 BOARD? SEEING NONE IN ANY REMOTE LOCATIONS, ANY PUBLIC  
14 COMMENTS?

15

16 **CLERK, FRED CASTRO:** NO.

17

18 **PRES. BELIA RAMOS:** MR. CLERK, IF YOU WILL NOW CALL THE ROLL ON  
19 A MOTION BY VICE PRESIDENT ARREGUIN COUNCILMEMBER TIEDEMANN TO  
20 SUPPORT AB 2485.

21

22 **CLERK, FRED CASTRO:** YES, MA'AM. [ROLL CALL]. MOTION PASSES  
23 UNANIMOUSLY BY ALL MEMBERS PRESENT.

24



APRIL 18, 2024

1 **PRES. BELIA RAMOS:** THANK YOU SO MUCH. WE WILL NOW MOVE ON TO  
2 ITEM 8A, AND I WILL ASK FOR OUR CHAIR OF THE ABAG HOUSING  
3 COMMITTEE, COUNCILMEMBER ROMERO TO GIVE THE REPORT.

4

5 **SPEAKER:** I WILL BE REALLY FAST. THE ABAG HOUSING COMMITTEE MET  
6 WITH THE BAHFA OVERSIGHT COMMITTEE ON APRIL 10, 2024. WE  
7 APPROVED THE FOLLOWING, ONE, THE BAHFA REGIONAL EXPENDITURE  
8 PLAN WITH LABOR STANDARDS AND ENHANCED REPORTING REQUIREMENTS,  
9 WHICH YOU ALL REVIEWED TODAY. IN ADDITION TO THAT, WE ACTUALLY  
10 FOUND THE CEQA DETERMINATION EXEMPT PURSUANT TO PUBLIC  
11 RESOURCES CODE SECTION 21065 AND GOVERNMENT CODE 64523.  
12 LASTLY, THE HOUSING COMMITTEE AND THE BAHFA OVERSIGHT  
13 COMMITTEE RECEIVED THE POLL RESULTS FOR THE BAY AREA  
14 AFFORDABLE HOUSING BOND OVERVIEW FINDINGS FROM MARCH 24 POLL  
15 REGARDING THE \$20 BILLION AFFORDABLE HOUSING BOND ON THE  
16 NOVEMBER 2024 BALLOT, AND THAT INFORMATION IS AVAILABLE  
17 ONLINE. SO THAT CONCLUDES MY REPORT.

18

19 **PRES. BELIA RAMOS:** EXCELLENT. ARE THERE ANY EXECUTIVE  
20 COMMITTEE MEMBER QUESTIONS? SEEING NONE, I'LL ASK IF THERE IS  
21 ANY PUBLIC COMMENT ON THIS ITEM.

22

23 **CLERK, FRED CASTRO:** NO WRITTEN COMMENTS WERE RECEIVED, NO ONE  
24 IN THE BOARDROOM OR IN THE ATTENDEE SPACE AND NONE AT THE  
25 TELECONFERENCE LOCATIONS.



## Meeting Transcript

APRIL 18, 2024

1

2 **SPEAKER:** NONE.

3

4 **CLERK, FRED CASTRO:** THANK YOU.

5

6 **PRES. BELIA RAMOS:** EXCELLENT. NEXT ITEM IS GENERAL PUBLIC  
7 COMMENT. THIS IS GENERAL PUBLIC COMMENT IN THE JURISDICTION OF  
8 ABAG, ITEM 11. DO WE HAVE ANY GENERAL PUBLIC COMMENT, MR.  
9 CLERK? NONE IN SACRAMENTO.

10

11 **CLERK, FRED CASTRO:** NO WRITTEN COMMENTS RECEIVED, NO MEMBERS  
12 OF THE PUBLIC IN THE BOARDROOM OR THE ATTENDEE SPACE, AND JUST  
13 CHECK AGAIN FOR TELECONFERENCE LOCATIONS. NO INDICATIONS OF  
14 PUBLIC COMMENT. THANK YOU.

15

16 **PRES. BELIA RAMOS:** THANK YOU SO VERY MUCH. THIS CONCLUDES OUR  
17 BUSINESS OF THE DAY. WE WILL ADJOURN TO OUR NEXT REGULAR  
18 MEETING ON THURSDAY, MAY 16, AT THE BAY METRO CENTER, 375 BIEL  
19 STREET IN SAN FRANCISCO, AT WHICH TIME I WILL MAKE SURE THAT  
20 WE HAVE CELEBRATORY CAKE OR SOMETHING TO MARK THIS OCCASION. I  
21 WANT TO THANK ALL OF MY COMMITTEE MEMBERS FOR WORKING THROUGH  
22 THIS CUMBERSOME MULTI-REMOTE MEETINGS TODAY, TO ALL OF OUR  
23 CLERK STAFF FOR FACILITATING THIS, AND THANK YOU TO ALL OF OUR  
24 STAFF FOR GETTING US TO THIS MOMENT THAT SEVEN YEARS AGO WAS



## Meeting Transcript

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1 REALLY ONLY A DREAM. GOOD NIGHT, AND THANK YOU. WE ARE  
2 ADJOURNED. [ Applause ]  
3





*Broadcasting Government*