



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Minutes - Draft

Bay Area Housing Finance Authority Oversight Committee

Chair, Alfredo Pedroza, Supervisor, Napa County
Vice Chair, Nick Josefowitz, Commissioner, MTC

Wednesday, April 10, 2024

12:00 PM

Board Room - 1st Floor

Joint meeting with the ABAG Housing Committee

Roster

Margaret Abe-Koga, Cindy Chavez, Victoria Fleming, Federal Glover,
Nick Josefowitz, Nate Miley, Gina Papan, Alfredo Pedroza, Hilary Ronen
Libby Schaaf (nonvoting), Sheng Thao

1. Call to Order / Roll Call / Confirm Quorum / Compensation Announcement

Chair Pedroza called the meeting to order at about 12:08 p.m. Quorum was present.

Present: 9 - Abe-Koga, Chavez, Fleming, Glover, Papan, Pedroza, Ronen, Schaaf, and Thao

Absent: 2 - Josefowitz, and Miley

2. Public Comment

3. Committee Member Announcements

4. Chair's Report

- 4a. [24-0406](#) ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for April 10, 2024

Chair Pedroza gave the report.

5. ABAG Housing Committee Consent Calendar

The ABAG Housing Committee took action on this item.

- 5a. [24-0407](#) Approval of ABAG Housing Committee Minutes of March 13, 2024

6. BAHFA Oversight Committee Consent Calendar

Upon the motion by Glover and seconded by Papan, this was approved. The motion carried by the following vote:

Aye: 9 - Abe-Koga, Chavez, Fleming, Glover, Papan, Pedroza, Ronen, Schaaf and Thao

Absent: 2 - Josefowitz and Miley

6a. [24-0408](#) Approval of BAHFA Oversight Committee Minutes of March 13, 2024

7. Regional Housing Bond Measure

7a. [24-0462](#) BAHFA Regional Expenditure Plan With Labor Standards and Enhanced Reporting Requirements

Referral to the ABAG Executive Board as the Executive Board of the Bay Area Housing Finance Authority and to the BAHFA Board for adoption the BAHFA Regional Expenditure Plan with labor standards and enhanced reporting requirements for permanent supportive/extremely low-income housing

Kate Hartley gave the report.

The following submitted public comment: Jay Bradshaw, Nor Cal Carpenters Union; Oscar De La Torre, Northern California District Council; Lauren Fuhry, Santa Rosa YIMBY.

The following gave public comment:

EJ Cire
Grecia Mannah-Ayon
Adolfo Ureno
Vince Sugrue
Mark Mulliner
Bart Pantoja
Keith D. Brown
Scott Littlehale
Jesse Peralez
Antonio Munoz
Onassis McFarlane
Greg Hardeman
Redentor Aquias
Kyle Swarens
Edward Evans
Rosalee Ojeda
Cesar Plascencia
Virgilio Falla
Herlindo Alfaro
Dan McCulloch
Timothy Ryff
Geeta Rao
Diego Hernandez
Anthony Carroll
Victor Cazares
Glenn Lovall

Andreas Cluver

Daniel Gregg
Sharon Cornu
Michelle Flores
Josh Anijar
Jay Bradshaw
Bobek Esfandiari
Rachel Shoemake
Irving Torres
Kim Tavaglione
Humberto Nava

Karen Memsick
Linda Haumann
Brandon Evans
Nevada Merriman
David Bini
Ryan OConnell
Penny Nixom
G. Anthony Phillips
Danny Bernardini
Rodney Nickens
Bill Whitney
Elisabeth Madrigal
Maddy Hirschfield

Upon the motion by Chavez and second by Glover, the BAHFA Oversight Committee refer to the ABAG Executive Board as the Executive Board to the Bay Area Housing Finance Authority to adopt BAHFA's Regional Expenditure Plan with labor standards and enhanced reporting requirement for permanent supportive (PSH)/extremely low income (ELI) housing; to direct the Executive Director or designee to bring forward a guideline regarding labor standards. That ABAG and MTC direct staff to work with the California Legislature to amend the BAHFA enabling statute to permit BAHFA to require strong labor standards for BAHFA and for the cities and counties that will receive direct allocations of bond proceeds should the Ballot Measure pass. Further direct the staff to keep the Joint Housing Committees and Joint Legislative Committee informed of discussions and the progress of the bill and to bring back to MTC/ABAG for discussion and future action on the bill. The motion passed unanimously by the following vote:

Aye: 9 - Abe-Koga, Chavez, Fleming, Glover, Papan, Pedroza, Ronen, Schaaf and Thao

Absent: 2 - Josefowitz and Miley

7b. [24-0410](#) Poll Results for a Bay Area Affordable Housing Bond

Overview of Findings from March 2024 Poll Regarding a \$20 Billion
Affordable Housing Bond on the November 2024 Ballot

The following gave public comment: John Avalos, Lliana Madrigal-Harper.

8. Adjournment / Next Meeting

Chair Pedroza adjourned the meeting at about 2:44 p.m. The next regular joint meeting of the BAHFA Oversight Committee and ABAG Housing Committee is on May 8, 2024.