



## Meeting Minutes - Draft

### Bay Area Housing Finance Authority Oversight Committee

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

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Wednesday, April 10, 2024

12:00 PM

Board Room - 1st Floor

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#### 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, Liana 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.