

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



JUNE 17, 2025

1 **TENANT PROTECTIONS: STRATEGIES FOR KEEPING PEOPLE HOUSED**

2 **TUESDAY, JUNE 17TH, 2025, 9:00 AM**

3

4

5 **DAVID DRISKELL:** WE'RE GOING TO GET STARTED. WE'RE COVERING A
6 BIG TOPIC AND WE HAVE BEEN TOLD WE'RE SHORTENING THE SESSION
7 BY 15 MINUTES, SO WE HAVE TO FINISH AT 10:00 A.M. AND WE WANT
8 TO HAVE PLENTY OF TIME TO HEAR FROM ALL OF YOU. SO, MY NAME IS
9 DAVID DRISKELL, I AM GOING TO BE FACILITATING THE SESSION
10 TODAY. I WORK WITH A SMALL PRACTICE OUT OF BERKELEY. WE
11 SUPPORT LOCAL GOVERNMENTS AROUND THE BAY AREA AND ELSEWHERE ON
12 HOUSING POLICY AND PRACTICES AND ON COMMUNITY ENGAGEMENT. I'M
13 EXCITED TO BE HERE TODAY TO HEAR FROM ALL OF YOU. I JUST WANT
14 TO SET THE STAGE IN TERMS OF THIS CONFERENCE IS NOT SO MUCH --
15 I MEAN OBVIOUSLY WE HAVE SOME GREAT PRESENTERS TODAY WHO WILL
16 HELP FRAME THIS ISSUE AND AROUND TENANT PROTECTIONS FOR PEOPLE
17 WITH DISABILITIES AND THE HOUSE ISSUES THAT ARISE AND THE
18 SUPPORT THAT IS NEEDED. WE WANT TO HEAR FROM ALL OF YOU HERE,
19 BOTH IN THE ROOM AND ONLINE, AS YOUR EXPERIENCES AND IDEAS ON
20 HOW WE CAN WORK REGIONALLY TO STRENGTHEN TENANT PROTECTIONS
21 FOR PEOPLE WITH DISABILITIES AROUND THE BAY AREA. I AM GOING
22 TO FIRST OF ALL POINT OUT WE HAVE A LOT OF SUPPORT SERVICES,
23 THERE ARE ACCESSIBLE RESTROOMS OUT AND ACROSS THE MAIN ATRIUM
24 THERE. THERE ARE A NUMBER OF SERVICES AVAILABLE, IF YOU NEED
25 ANYTHING, THERE IS A SUPPORT TABLE OUT FRONT. IF FOR ANY



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1 REASON, WE HAVE AN EMERGENCY, FOLLOW THE EXIT SIGNS. IF YOU
2 HAVE SOMETHING YOU WOULD LIKE TO CONTRIBUTE BUT ARE NOT
3 COMFORTABLE SPEAKING OR WE RUN SHORT OF TIME, THERE ARE NOTE
4 CARDS THAT YOU CAN USE TO PRESENT YOUR QUESTIONS OR COMMENTS,
5 FEEDBACK TO US. WE HAVE NOTE TAKERS HERE, WE HAVE A PERSON
6 MANAGING THE ZOOM, SO THOSE OF YOU ONLINE, IF YOU HAVE
7 SOMETHING YOU WOULD LIKE TO CONTRIBUTE TO THE CONVERSATION,
8 PLEASE RAISE YOUR HAND OR USE THE CHAT FUNCTION AND WE'LL BE
9 NOTIFIED HERE IN THE ROOM TO CONVEY YOUR QUESTION AND COMMENTS
10 TO THE GROUP HERE. SO WITH THAT, I GOT TWO EXPERTS HERE WITH
11 ME TODAY WHO ARE GOING TO HELP FRAME THE CONVERSATION, PEOPLE
12 THAT WORK ON TENANT PROTECTIONS AND WORK WITH PEOPLE WHO ARE
13 FACING EVICTION AND OTHER CHALLENGES IN THEIR HOUSING
14 SITUATION. IRENE FARNSWORTH IS WITH MTC-ABAG, WORKS ON ANTI-
15 DISPLACEMENT POLICIES SUPPORTING THE REGION. EDDIE YTUARTE IS
16 WITH THE OAKLAND TENANTS UNION AND THE PUSHING LIMITS RADIO
17 PROGRAM. SO THEY'RE GOING TO BASICALLY SET THE STAGE FOR THIS
18 TOPIC. I AM GOING TO ASK EACH OF THEM TO SPEAK FOR A LITTLE
19 BIT TO HIGHLIGHT HOW WE THINK ABOUT TENANT PROTECTIONS AND
20 THEN WE'RE GOING TO OPEN THE FLOOR FOR CONVERSATION. I'M GOING
21 TO START WITH IRENE.

22

23 **IRENE FARNSWORTH:** HI EVERYONE, GREAT TO SEE YOU HERE TODAY. I
24 KNOW THIS ROOM IS A LITTLE AWKWARD, SO APOLOGIES FOR THAT, BUT
25 WE'RE EXCITED YOU'RE HERE AND I KNOW THERE ARE A LOT MORE



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1 PEOPLE ONLINE TOO. AS DAVID SHARED, I WORK WITH THE
2 METROPOLITAN TRANSIT CENTER, ACTUALLY FOR A SMALL AGENCY
3 CALLED THE BAY AREA FINANCE AUTHORITY. WE WERE CREATED AS A
4 SUBAGENCY -- WELL, WE WERE CREATED AS AN AGENT TO ADVANCE
5 AFFORDABLE HOUSING ACROSS TENANT PROTECTIONS, WHICH IS WHAT
6 WE'RE HERE TO TALK ABOUT TODAY AND AFFORDABLE HOUSING
7 PRODUCTION AND PRESERVATION. SO I AM GOING TO DO A LITTLE BIT
8 OF FRAMING ON WHAT OUR AGENCY IS AIMING TO DO AND WHAT SOME OF
9 THE PROJECTS WE'RE WORKING ON RIGHT NOW. SO FIRST, HOW MANY
10 FOLKS IN THE ROOM HAVE WORKED ON TENANT PROTECTIONS OR
11 SOMETHING RELATED TO PROTECTING VULNERABLE COMMUNITIES IN THE
12 HOUSING SPACE? OKAY, SO A LOT OF PEOPLE KNOW. I WON'T GIVE TOO
13 MUCH INTRODUCTION THEN TO DISPLACEMENT, BUT ESSENTIALLY THE
14 IDEA OF THE THREE P'S THAT IS BAKED INTO OUR MISSION AND THE
15 LEGISLATION THAT FOUNDED OUR AGENCY IS THE IDEA THAT WE CAN
16 PRODUCE -- WE NEED TO PRODUCE MORE AFFORDABLE HOUSING SO THERE
17 ARE MORE AFFORDABLE PLACES FOR PEOPLE TO LIVE, WE NEED TO
18 PRESERVE EXISTING AFFORDABLE HOUSING SO OUR EXISTING HOUSING
19 STOCK STAY AS AFFORDABLE, BUT THERE IS ALSO THIS CRITICAL PART
20 OF MAKING SURE THAT OUR PROGRAMS AND POLICIES PROTECT THE
21 RIGHTS OF RENTERS AND MAKE SURE THAT WHEN PEOPLE FALL BEHIND
22 ON A PAYCHECK OR WHEN THEY ARE STRUGGLING, THERE ARE PROGRAMS
23 AND ASSISTANCE AVAILABLE TO HELP KEEP PEOPLE HOUSED. SO I AM
24 NOT GOING TO GO TOO MUCH INTO THE ACTUAL STRUCTURE OF OUR
25 AGENCY BECAUSE IT CAN BE QUITE CONFUSING, BUT I WANT EVERYONE



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1 TO KNOW THAT YOU ARE INVITED TO OUR PUBLIC MEETINGS AT ANY
2 TIME TO COME HEAR ABOUT WHAT WE'RE DOING AROUND HOUSING,
3 TENANT PROTECTIONS, THE BAY AREA HOUSING FINANCE AUTHORITY
4 MEETING THAT HAPPENS EVERY MONTH. WE ALSO HAVE A TEAM AT MTC
5 THAT FOCUSES MORE ON THE LAND USE AND OTHER KIND OF HOUSING
6 RELATED ISSUES. SO THIS IS A NEWER AREA FOR MTC, BUT THERE IS
7 A LOT OF COOL WORK HAPPENING. SPECIFICALLY AROUND TENANT
8 PROTECTIONS, WE HAVE A NUMBER OF PILOT PROGRAMS THAT WE ARE
9 WORKING ON THAT I'M EXCITED ABOUT. ONE IS THE BAY AREA
10 EVICTIONS STUDY THAT WILL BE COMING OUT THIS SUMMER. RIGHT NOW
11 WE KNOW THAT EVICTIONS IS A BIG ISSUE, BUT THERE ISN'T A LOT
12 OF GREAT DATA TO HELP PUBLIC AGENCIES, CITIES, COUNTIES, AND
13 TO HELP ADVOCATES REALLY UNDERSTAND EXACTLY HOW BIG THE
14 PROBLEM IS, WHO IS MOST IMPACTED, AND KIND OF TRENDS AROUND
15 THAT. SO THIS STUDY, WHICH AGAIN WILL BE RELEASED IN THE
16 COMING MONTHS, IS GOING TO GIVE THAT DATA OUT AND ALSO GIVE
17 OUT MORE INFORMATION ABOUT WHO IS MOST IMPACTED AND WHAT THE
18 CAPACITY OF OUR TENANT LEGAL SERVICE ECOSYSTEM IS TO SERVE
19 PEOPLE WHO ARE FACING EVICTION. SO THAT'S COMING OUT SOON.
20 ANOTHER KEY PART OF TENANT PROTECTIONS IS I REFERRED TO THE
21 RENTAL ASSISTANCE OR THE SUPPORT FOR PEOPLE AND WE ALSO HAVE A
22 PROGRAM IN NAPA COUNTY THAT IS A SHALLOW SUBSIDY, RENTAL
23 ASSISTANCE PROGRAM THAT HELPS KEEP PEOPLE WHO ARE AT RISK OF
24 HOMELESSNESS HOUSED, SO THAT IS ANOTHER EXCITING PILOT
25 PROGRAM. IN THE LONG-TERM, BAFI HOPES TO RAISE REVENUE AT A



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1 REGIONAL SCALE. THERE IS A LOT OF COOL WORK THAT EDDIE YTUARTE
2 WILL DISCUSS TODAY, POLICIES AND PROGRAMS THAT WILL HELP KEEP
3 PEOPLE HOUSED. IN THE LONG-TERM, WE HOPE TO RAISE REVENUE
4 THROUGH BALLOT MEASURES THAT WILL HELP ADVANCE ALL THE
5 AFFORDABLE HOUSING NEEDS THAT WE HAVE IN THE REGION THAT
6 INCLUDES TENANT PROTECTIONS. SINCE WE DON'T HAVE A LOT OF TIME
7 TODAY, I'M GOING TO PIVOT TO MY COLLEAGUE HERE AND I'M REALLY
8 EXCITED TO BE WITH YOU ALL.

9

10 **EDDIE YTUARTE:** AGAIN, I'M EDDIE YTUARTE. Y-T-U-A-R-T-E WITH
11 OAKLAND TENANTS UNION AND THE RADIO PROGRAM CALLED PUSHING
12 LIMITS ON KPFA IN BERKELEY. I HAVE BEEN WITH THE OAKLAND
13 TENANTS UNION FOR QUITE A LONG TIME. BY THE WAY, WE ONLY HAVE
14 AN HOUR HERE. I AM GOING TO BE HANGING AROUND FOR MOST OF THE
15 TIME. SOMETIMES IN THESE SESSIONS, PEOPLE DO COME UP WITH
16 QUESTIONS, PERSONAL QUESTIONS ABOUT THEIR OWN SITUATION AROUND
17 HOUSING. SO IF YOU SEE ME AND YOU HAVE ANY KIND OF FOLLOW UP
18 AFTER THIS SESSION, COME UP AND WE WILL TALK ABOUT IT. ANYWAY,
19 THE OAKLAND TENANTS UNION HAS BEEN ONE OF THE MORE SUCCESSFUL
20 TENANT ASSOCIATIONS IN THE BAY AREA FOR THE WORK WE'VE DONE.
21 MUCH OF OUR WORK INVOLVES RENT CONTROL MEASURES. WE HAVE A
22 GOOD RENT CONTROL LAW IN THE OAKLAND THAT HAS IMPROVED OVER
23 THE YEARS AND THE WAY IT'S BEEN IMPROVED IS NOT ONLY BECAUSE
24 OUR WORK AT OAKLAND TENANTS UNION BUT OUR WORK IN COOPERATING
25 WITH OTHER TENANT SUPPORT ORGANIZATIONS IN OAKLAND. SO, THE



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1 GOOD THINGS THAT HAVE HAPPENED IS NOT ONLY BECAUSE OF US, BUT
2 BECAUSE OF THE COOPERATION. WHEN YOU GO BACK TO YOUR
3 COMMUNITIES, IF YOU ARE GOING TO TRY TO ORGANIZE TENANTS OR
4 SUPPORT TENANTS, TRY TO SEE IF YOU CAN HOOK UP WITH OTHER
5 ORGANIZATIONS BECAUSE THAT'S REAL IMPORTANT. IT'S BEEN REALLY
6 IMPORTANT TO US. ANOTHER THING THOUGH I HAVE TO MENTION IS
7 THAT WE DO HAVE A PROBLEM WITH EVICTIONS IN OAKLAND. I HAVE TO
8 EMPHASIZE THAT A LOT OF TIMES EVICTIONS IN OAKLAND AND
9 PROBABLY IN OTHER COMMUNITIES HAPPEN BECAUSE PEOPLE DON'T KNOW
10 WHAT THE LAWS ARE. MANY, MANY TIMES PEOPLE, WE HEAR ABOUT
11 EVICTIONS THAT HAPPEN AND IF THEY KNEW WHAT THE OAKLAND LAWS
12 WERE, THEN THERE WOULDN'T BE THOSE EVICTIONS. FOR INSTANCE,
13 SOMEBODY IS SELLING A HOME, WHERE TENANTS LIVE AND THEY TELL
14 THE TENANTS YOU HAVE TO MOVE BECAUSE WE'RE SELLING THE PLACE.
15 OAKLAND AND PROBABLY IN MOST OTHER COMMUNITIES THAT HAVE JUST
16 CAUSE PROVISIONS, THAT'S NOT A REASON FOR EVICTION. SO THAT'S
17 JUST ONE BIG EXAMPLE THAT HAPPENS. ANOTHER THING THAT HAPPENS
18 IS LANDLORDS ARE CHEATING ON THEIR SECURITY DEPOSITS. I MEAN
19 PEOPLE HAVE PAID THE EQUIVALENT OF TWO MONTHS OF RENT AND WHEN
20 THEY MOVE OUT, THE SECURITY DEPOSIT IS NOT RETURNED. THAT'S A
21 SCANDAL. SO, THAT'S ANOTHER ISSUE THAT THE TENANTS UNION, WE
22 TRY TO INFORM PEOPLE ABOUT BECAUSE IN OUR VIEW, IT'S REALLY
23 IMPORTANT THAT WE DO TALK TO TENANTS INDIVIDUALLY MANY TIMES.
24 THE TENANTS UNION, WE SERVE PEOPLE THROUGH TELEPHONES. OUR
25 CALLS ARE ANSWERED ALMOST EVERY DAY AT THE TENANTS UNION AND



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1 WE HAVE SESSIONS AT THE LIBRARY WHERE PEOPLE CAN COME IN AND
2 TALK TO US AND WE DO TWO ZOOM SESSIONS FOR EACH MONTH. ONE
3 OTHER THING I WANTED TO TOUCH ON BEFORE MY TIME IS EXPIRED IS
4 AFFORDABLE HOUSING. MANY TIMES AFFORDABLE HOUSING IS NOT
5 AVAILABLE TO LOW INCOME AND THE LOWEST INCOME TENANTS BECAUSE
6 A LOT OF AFFORDABLE HOUSING DEVELOPMENTS OR SO-CALLED
7 AFFORDABLE HOUSING DEVELOPMENTS HAVE MINIMUM INCOME STANDARDS.
8 SO THAT'S ANOTHER THING THAT IS KIND OF A SCANDAL TO ME, BUT
9 ANYWAY, THANKS FOR COMING HERE AND LISTENING TO US.

10

11 **DAVID DRISKELL:** THANK YOU BOTH. SO AS I SAID EARLIER, WELL
12 FIRST I'M GOING TO LET YOU KNOW, WE GOT A GIFT BACK OF 15
13 MINUTES, SO WE'LL HAVE UNTIL 10:15. JUST KNOW THAT THE KEYNOTE
14 SPEAKER WILL BE AT 10:45 AT THE YERBA BUENA ROOM, SO THE BREAK
15 WILL BE A LITTLE SHORTER, BUT YOU CAN ENGAGE WITH EDDIE IF YOU
16 LIKE AND THEN HEAD OVER TO THE TALK. WE WANT TO HEAR FROM THE
17 FOLKS IN THE ROOM, INCLUDING THE FOLKS IN THE ROOM ONLINE. THE
18 CONFERENCE IS GOING TO HAVE TWO OUTCOMES, ONE THERE IS A
19 REPORT OF THE PROCEEDINGS, WHAT WAS SAID AND SORT OF THE
20 RECORD OF WHAT HAPPENED HERE BUT ALSO A RESOLUTION. SO WE'RE
21 LOOKING FOR IDEAS COMING OUT OF THE SESSION THAT WOULD HELP
22 INFORM THE WRITING OF A RESOLUTION THAT WOULD SPEAK TO
23 PRIORITIES THAT WE WANT TO WORK ON AT THE REGIONAL LEVEL TO
24 IMPROVE THE LIFE QUALITY FOR PEOPLE WITH DISABILITIES AND
25 ENSURE PEOPLE'S RIGHTS ARE BEING RESPECTED AND ACTED ON. SO,



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1 LOOKING FOR THINGS THAT COME OUT OF TODAY'S SESSION RELATED TO
2 TENANT PROTECTIONS. I WANTED TO OPEN THE FLOOR IF FOLKS IN THE
3 ROOM HERE HAVE COMMENTS SHARING YOUR PERSPECTIVE, AS WELL AS
4 QUESTIONS FOR OUR PANELISTS OR OTHERS IN THE ROOM. WE HAVE A
5 HAND UP IN THE FRONT AND WE HAVE FOLKS HERE THAT WILL BRING
6 THE MICROPHONE AROUND. IF YOU COULD INTRODUCE YOURSELF TO THE
7 ROOM, INCLUDING YOUR NAME AND ANY ORGANIZATION YOU MAY
8 REPRESENT. THANKS FOR BEING HERE.

9

10 **SPEAKER:** HI, WARREN CUSHMAN WITH COMMUNITY RESOURCES FOR
11 INDEPENDENT LIVING IN HAYWARD, HE/HIM PRONOUNS. I HAVE SOME
12 IDEAS OF POLICIES WE CAN BE LOOKING AT. FUNDING NEEDS TO BE
13 TOP OF THE LIST. WHEN WE TALK ABOUT SUBSIDIES, IT'S ESPECIALLY
14 THE TENANT PROTECTIONS PIECE. MOST OF THE HOUSING FUNDING THAT
15 WE'RE UTILIZING TODAY DOESN'T DIP INTO TENANT PROTECTIONS.
16 IT'S A HARDER THING TO FUND. IT'S SOMETHING THAT ELECTED
17 OFFICIALS DON'T OFTEN AND ALWAYS FUND, SO IT'S A TOUGH THING
18 TO FUND. SO WE NEED TO THINK ABOUT WAYS OF FUNDING REGIONALLY
19 TENANT PROTECTIONS. THE OTHER THING THAT I THINK IS IMPORTANT
20 IS TO LOOK AT THE DIFFERENT WAYS TO REGIONALIZE THE TENANT
21 PROTECTIONS DISCUSSIONS BECAUSE I JUST EXPERIENCED A FIVE-YEAR
22 EFFORT AND THE UNINCORPORATED AREA OF ALAMEDA COUNTY WHERE ME
23 AND SOME OF MY COLLEAGUES WERE TRYING TO GET TENANT
24 PROTECTIONS IN THE UNINCORPORATED AREAS OF ALAMEDA COUNTY. WE
25 FOUGHT FOR FIVE YEARS AND LOST. IT WAS VERY, VERY



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1 DISCOURAGING. I THINK A REGIONAL SOLUTION OR WHEN WE CAN GET A
2 REGIONAL SOLUTION WILL BE MUCH BETTER IN DEALING WITH, YOU
3 KNOW, I DON'T KNOW, WHAT ARE THERE, 100 JURISDICTIONS IN THE
4 AREA. ANY WAY THAT WE CAN REGIONALIZE IT THROUGH A BALLOT
5 MEASURE, THROUGH ANY OTHER KIND OF FUNDING MECHANISM, AND
6 THOSE POLICIES THAT DON'T NECESSARILY NEED FUNDING, LET'S TAKE
7 ADVANTAGE OF THEM. THANK YOU.

8

9 **DAVID DRISKELL:** GREAT, THANK YOU. I WANTED TO HIGHLIGHT FOR
10 FOLKS IN THE ROOM OR LISTENING, WHEN WE SAY THE THREE P'S
11 THAT'S ANTI-DISPLACEMENT WORK, WE TALK ABOUT HOUSING
12 PRODUCTION, HOUSING PRESERVATION, AND TENANT PROTECTIONS AS
13 ALL BEING CRITICAL TO BEING EFFECTIVE ON ANTI-DISPLACEMENT.
14 THANKS FOR THAT. I HEARD ABOUT THE NEED FOR FUNDING AND FOR
15 REGIONAL COLLABORATION. WE CAN TALK MORE ABOUT THAT, BUT I
16 WOULD LIKE TO GO TO THE NEXT PERSON.

17

18 **SPEAKER:** YES, GOOD MORNING. MY NAME IS M.J. KOONTZ. I WORK IN
19 THE REAL ESTATE SPACE, BROADER SPACE. I UNDERSTAND THIS IS
20 LIKE A TENANT SESSION, HOWEVER, I'VE LEARNED IN MY WORK THAT
21 THE MAJORITY OF FUNDING AND TAX CREDITS GO TO DEVELOPERS FOR
22 WHAT I CALL UGLY BIG BUILDINGS. I AM WONDERING IF ANY OF YOUR
23 ORGANIZATIONS ARE CREATING A ROAD TO OWNERSHIP FOR PEOPLE WITH
24 DISABILITIES IN A SENSE OF PROVIDING FUNDING FOR DEVELOPMENT
25 OF VILLAGES AND COMMUNITIES FOR PEOPLE BECAUSE I DON'T SEE ANY



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1 AT ALL FUNDING, IT GOES TO DEVELOPERS TO BUILD RENTALS. I
2 BELIEVE IN THE BAY AREA THAT SOME PEOPLE ACTUALLY WITH DOWN
3 PAYMENTS COULD AFFORD TO APPLY FOR THE SAME PLACE WITH RENT.
4 SO IS THERE ANY FUNDING BECOMING AVAILABLE IN THAT SPACE?

5

6 **DAVID DRISKELL:** THANK YOU, IRENE OR EDDIE?

7

8 **EDDIE YTUARTE:** GO AHEAD.

9

10 **IRENE FARNSWORTH:** SURE, REALLY QUICKLY TO ADDRESS THE FIRST
11 QUESTION THAT WE HEARD. I APPRECIATE THOSE COMMENTS DIRECTED
12 AT OUR AGENCY AT THE REGIONAL LEVEL AROUND SUPPORT FOR TENANT
13 PROTECTIONS. I JUST WANT TO HIGHLIGHT THERE ARE SOME REALLY
14 FANTASTIC NEW RESOURCES WE HAVE BEEN GIVING TO LOCATION
15 JURISDICTIONS AROUND POLICY DEVELOPMENT. SOME OF WHAT WE HEARD
16 IS THIS ISSUE WITH HOW CHALLENGING IT CAN BE TO PASS THESE
17 POLICIES AT A LOCAL LEVEL. JUST TO CLARIFY, THAT IS THE LEVEL
18 OF, WE DON'T HAVE THE AUTHORITY AS A REGIONAL AGENCY TO MAKE
19 POLICIES THAT HAVE THAT TYPE OF IMPACT AT THE LOCAL LEVEL, BUT
20 I HEAR THAT IMPORTANCE AND THAT IS SOMETHING WE'RE TRYING TO
21 DO THROUGH TECHNICAL ASSISTANCE AND I AGREE. WE NEED MORE
22 FUNDING FOR THOSE REALLY IMPORTANT RENTAL ASSISTANCE AND
23 SHALLOW RESOURCES SO WE CAN MAKE AFFORDABLE HOUSING AFFORDABLE
24 FOR THOSE WHO MAKE UNDER \$30,000 A YEAR OR UNDER \$50,000. FOR
25 HOME OWNERSHIP PROGRAMS, THIS IS NOT SOMETHING WE HAVE FUNDING



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1 FOR, BUT THIS IS AN ELIGIBLE USE FOR, THERE WAS A BOND THAT
2 OUR AGENCY WAS CONSIDERING LAST YEAR THAT DID NOT END UP
3 MAKING IT TO THE BALLOT. LOCAL JURISDICTIONS WOULD HAVE HAD
4 THE OPPORTUNITY TO DEVELOP HOME OWNERSHIP PROGRAMS THROUGH
5 THAT PROGRAM. THE TAX CREDITS THAT YOU REFERRED TO, WE DON'T
6 HAVE CONTROL OVER HOW THOSE HAPPEN, THAT'S FROM THE FEDERAL
7 LEVEL, BUT A LOT OF LOCAL COUNTIES AND EVEN CITIES IN THE
8 REGION HAVE CREATED HOME OWNERSHIP FUNDS THROUGH LOCAL BONDS,
9 SO THAT IS SOMETHING THAT ALAMEDA COUNTY DID VERY
10 SUCCESSFULLY, SOMETHING SANTA CLARA COUNTY HAS DONE, SO
11 HELPING CREATE PATHWAYS TO HOME OWNERSHIP AND I'M HAPPY TO
12 TALK MORE AFTER THE SESSION IF THERE IS MORE DETAIL THERE.
13 THOSE RESOURCES, I UNDERSTAND, ESPECIALLY SOME OF THE STATE
14 PROGRAMS THAT HAVE SUPPORTED HOME OWNERSHIP, THIS IS A VERY
15 DIFFICULT BUDGET YEAR. SO, MY UNDERSTANDING IS THAT THERE
16 WON'T BE ADDITIONAL FUNDS THIS YEAR FOR A LOT OF THOSE
17 PROGRAMS, BUT I THINK IT'S DEFINITELY A LOCAL PRIORITY FOR A
18 LOT OF PLACES, IN ADDITION TO SUPPORTING RENTERS, SUPPORTING
19 PEOPLE WHO, YOU KNOW, WANT AND MAYBE IN A POSITION TO MOVE
20 INTO HOME OWNERSHIP AND THAT IS BOTH IMPORTANT THINGS.

21

22 **EDDIE YTUARTE:** IN OAKLAND TENANTS UNION, THEY HAVEN'T BEEN TOO
23 INVOLVE IN THE FIRST-TIME HOME OWNERSHIP PROGRAM IN OAKLAND. I
24 THINK THEY'RE ON THE VERGE OF BEGINNING OR WILL BEGIN PRETTY
25 SOON. IT'S GOING TO BE SMALL AT THE BEGINNING. IN TERMS OF



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1 FUNDING, OAKLAND DOES FUND FOR HOUSING, MOST OF IT GOES TO
2 AFFORDABLE HOUSING. SOME MONEY GOES TO RUN THE RENT ADJUSTMENT
3 PROGRAM IN OAKLAND AND THAT'S THE PROGRAM THAT ADMINISTERS THE
4 OAKLAND RENT CONTROL LAW, SO THERE IS SOME FUNDS THAT GO, AND
5 THE CITY SPENDS TO RUN THAT PROGRAM AND GIVE US SOME
6 PROTECTION WHEN THAT WORKS, WHEN THAT PROGRAM WORKS.

7

8 **DAVID DRISKELL:** I WILL HIGHLIGHT THERE ARE SEVERAL COMMUNITY
9 LAND TRUST GROUPS IN THE BAY AREA, SAN FRANCISCO COMMUNITY
10 LAND TRUST, A NEW GROUP IN MOUNTAIN VIEW, FOCUSED ON PATHWAYS
11 FOR TENANTS TO BECOME OWNERS. IT'S CHALLENGING, THERE IS NOT A
12 LOT OF FUNDING AVAILABLE FOR PRESERVATION. YOU'RE TALKING
13 MOSTLY ABOUT SMALL SITE ACQUISITION AND SMALL BUILDINGS,
14 TYPICALLY IN AFFORDABLE HOUSING, YOU GET ECONOMIES AT SCALE BY
15 DOING BIG PROJECTS, BUT IT IS AN AREA THAT A NUMBER OF FUNDERS
16 ARE LOOKING AT AND A NUMBER OF JURISDICTIONS ARE WORKING
17 LOCALLY TO FIND WAYS TO PRESERVE WHAT HAS BEEN NATURALLY
18 OCCURRING AFFORDABLE HOUSING AND I THINK IT WOULD BE
19 PARTICULARLY INTERESTING TO LOOK AT OPPORTUNITIES TO FOCUS ON
20 THE NEEDS OF PEOPLE WITH DISABILITIES IN SORT OF THE LAND
21 TRUST MOVEMENT AND HOW TO CREATE MORE INTEGRATED HOUSING
22 OUTCOMES. OTHERS IN THE ROOM? I SEE A HAND IN THE BACK. OKAY.

23

24 **SPEAKER:** HI, GOOD MORNING. MY NAME IS PATRICE CLAY, MY PRONOUN
25 IS SHE/HER AND HERS. I WORK FOR PARCA, WE ARE A NOT-FOR-PROFIT



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1 WORKING WITH DISABLED ADULTS, WORKING WITH INDEPENDENT LIVING
2 AND HOUSING OPTIONS. ONE OF THE QUESTIONS I HAD WAS WITH
3 REGARDS TO SOMETHING THAT WAS MENTIONED EARLIER, THERE ARE A
4 LOT OF EVICTIONS AND DISCRIMINATION AGAINST AFFORDABLE HOUSING
5 BECAUSE SIMPLY THE LAWS ARE NOT KNOWN. HOW DO WE PROTECT THOSE
6 KIDS AND IS THERE ANYTHING SPECIFIC FOR THE STATE OF
7 CALIFORNIA THAT SUPERSEDES THOSE PROTECTIONS FOR THAT
8 VULNERABLE POPULATION?

9

10 **IRENE FARNSWORTH:** I CAN START ANSWERING THAT BUT I THINK YOU
11 HAVE OTHER THINGS TO SAY. THE LAST PART OF THE QUESTION, YES,
12 THERE IS A STATEWIDE TENANT PROTECTION ACT THAT GIVES
13 PROTECTIONS TO TENANTS IN A LOT OF DIFFERENT UNIT TYPES. THOSE
14 PROTECTIONS ARE KIND OF A BASELINE. SO WE HAVE THE BASELINE
15 STATE PROTECTIONS, THAT PROVIDES JUST CAUSE EVICTION DEFENSE,
16 SO YOU CAN'T BE EVICTED JUST BECAUSE SOMEONE DOESN'T LIKE YOU.
17 YOU HAVE TO HAVE VIOLATED YOUR LEASE, FAILED TO PAY YOUR RENT,
18 THERE HAS TO BE A REASON OR PERHAPS THERE IS A LIST OF
19 LANDLORD DRIVEN REASONS, LIKE THE LANDLORD WANTS TO MOVE INTO
20 THE UNIT. THE STATE OUTLINES ALL OF THOSE ELIGIBLE WAYS FOR
21 EVICTION AND ANYTHING OTHER THAN THAT IS NOT ALLOWED AND
22 PROVIDES A CAP ON HOW MUCH RENT CAN BE INCREASED EACH YEAR,
23 WHICH IS 10% OR CORRECT ME IF I'M WRONG, 5% PLUS C.P.I. SO,
24 IT'S STILL A PRETTY HIGH. IMAGINE YOUR HOUSING COST WENT UP
25 10% EACH YEAR FOR MULTIPLE YEARS. THAT'S STILL VERY HIGH. WE



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1 HAVE SEEN FRESNO HAD A DIFFICULT TIME WITH THIS, RENTS
2 INCREASING BY 30% OR HIGHER PER YEAR. THAT CAP IS HELPFUL FOR
3 A LOT OF TENANTS BUT LOCAL JURISDICTIONS ALSO HAVE A VARIETY
4 OF JURISDICTIONS ALSO HAVE POLICIES THAT STRENGTHEN THAT
5 FURTHER. SO, A WAY TO LOOK THAT UP IS TO SEE WHAT -- DO YOU
6 WORK ACROSS MULTIPLE CITIES? OKAY, SO FOR EACH CITY YOU WORK
7 IN, YOU HAVE TO LOOK AT WHAT THE LAWS IN THE BOOKS ARE.
8 UNFORTUNATELY, IT CHANGES SO MUCH. WE HAD A HARD TIME CREATING
9 A DATABASE OR ANYTHING THAT CAN HELP TRACK IT, BUT IF YOU -- I
10 JUST GOOGLE MOUNTAIN VIEW, TENANT PROTECTIONS POLICIES, OR
11 MARIN COUNTY, WHATEVER IT IS. IF YOUR CITY IS INCORPORATED, OR
12 IF YOU ARE AN UNINCORPORATED AREA, THE COUNTY COULD HAVE
13 PROTECTIONS TOO. DEPENDING WHERE YOU ARE, IT COULD BE MUCH
14 STRONGER OR NONE AT ALL. WHAT ELSE WAS I GOING TO SAY ABOUT
15 THIS? I LOST MY THOUGHT. ESSENTIALLY THERE ARE POLICIES AND
16 THEN YOU CAN ALSO PUSH FOR LOCAL POLICIES TOO IF THERE AREN'T
17 ANY AVAILABLE FOR THE TENANT. I DID WANT TO SHARE, WE DO HAVE
18 A STATE LAW THAT PROHIBITS STABILIZATION POLICY OR RENT
19 CONTROL FROM APPLYING TO UNITS, TO SINGLE FAMILY HOMES. SO IF
20 YOU HAVE FOLKS THAT YOU ARE WORKING WITH THAT ARE LIVING IN
21 SINGLE FAMILY HOMES, THEY WOULD BE EXEMPT FROM THAT POLICY. SO
22 THAT'S NOT AN OPTION FOR US TO CREATE LAWS TO DO RENT
23 STABILIZATION FOR SINGLE FAMILY.
24



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1 **EDDIE YTUARTE:** YEAH, THAT'S THE COST, IT GOT WEAKENED WHEN
2 1482 WAS PASSED A FEW YEARS AGO AND BASICALLY 1482, WHAT WAS
3 GOOD ABOUT THAT LAW IS IT ALLOWED PEOPLE THAT ARE NOT, THAT DO
4 NOT, THAT LIVE IN COMMUNITIES THAT DO NOT HAVE ANY RENT
5 CONTROL TO HAVE SOME SEMBLANCE OF RENT CONTROL AND AGAIN, IT
6 IS BASICALLY 5% PLUS WHATEVER THE AREA'S C.P.I. IS. IN OAKLAND
7 IT'S ABOUT 7%. THE OAKLAND LAW IS BETTER BECAUSE ONE OF THE
8 THINGS THAT THE OAKLAND LAW HAS AND THIS IS IMPORTANT. UNDER
9 THE OAKLAND RENT CONTROL LAW, IF A LANDLORD DOES NOT FIX
10 SOMETHING AND THE TENANT IS UNDER RENT CONTROL, THE TENANT CAN
11 GO TO THE CITY, FILE A PETITION, FREEZE THE RENT UNTIL THE
12 LANDLORD FIXES THE PROBLEM OR ELSE THE CITY COULD FIND THAT
13 BECAUSE THERE IS A PROBLEM THERE AND THERE ARE CODE
14 VIOLATIONS, THEN THE CITY COULD WARRANT A RENT REBATE OR A
15 FREEZE IN RENT OR HAVE THE LANDLORD REDUCE THE RENT. SO IN
16 THAT SENSE, OAKLAND LAW IS STRONGER THAN A LOT OF THE OTHER
17 COMMUNITIES BECAUSE WE HAVE THAT PART OF THE RENT CONTROL LAW.
18 LET'S SEE. OH YEAH, WE STILL HAVE THE COSTA-HAWKINS LAW AND AS
19 I MENTIONED, ONE OF THE MOST ODIOUS THINGS ABOUT THAT LAW
20 STILL IS THAT IT DOES NOT APPLY TO SINGLE FAMILY HOMES.
21 RECENTLY I HAD A COUPLE OF, I TAKE THE CALLS AT THE OAKLAND
22 TENANTS UNION AND I HAD A COUPLE TENANTS WITH DISABILITIES
23 SAYING THEY DON'T HAVE RENT CONTROL BECAUSE THEY LIVE IN
24 SINGLE FAMILY HOMES. SO, THAT CONTINUES TO BE AN ISSUE. THERE
25 WILL PROBABLY BE CONTINUING EFFORTS TO GET THE COSTA-HAWKINS.



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1 THERE ARE A COUPLE OF THINGS THAT PEOPLE WITH DISABILITIES
2 SPECIFICALLY HAVE ISSUES WITH THEIR LANDLORDS. ONE OF THEM IS
3 SERVICE ANIMALS. LANDLORDS OFTEN DO NOT WANT TO ALLOW PEOPLE
4 WITH SERVICE ANIMALS, EVEN THOUGH THE TENANT MIGHT HAVE
5 DOCUMENTATION SHOWING THEY NEED IT. SO THAT IS STILL AN ISSUE.
6 WE ADVISE TENANTS TO TELL THE LANDLORD THEY'RE BREAKING THE
7 LAW AND THEY ARE ALLOWED TO HAVE SERVICE ANIMALS IF THEY WANT.
8 ANOTHER ISSUE MIGHT BE SMOKING TENANTS WITH DISABILITIES COME
9 TO US AND THEY HAVE ISSUES WITH OTHER TENANTS SMOKING. THAT'S
10 A HARD ISSUE TO CRACK. A LOT OF TIMES WE JUST ADVISE OUR
11 TENANTS TO TRY TO WORK THINGS OUT WITH THE LANDLORD. A LOT OF
12 TIMES IT'S REALLY IMPORTANT THAT TENANTS JUST SIT DOWN WITH
13 THE LANDLORDS AND BOTH OF THEM TRY TO HAVE A GENUINE
14 CONVERSATION AS TO HOW THINGS GET FIXED AND A LOT OF TIMES,
15 THINGS GET FIXED.

16

17 **DAVID DRISKELL:** THANK YOU, WE HAVE A COMMENT OVER HERE. YEAH?
18 NO? OH, EQUIPMENT SWAP OUT. GREAT.

19

20 **SPEAKER:** GOOD MORNING, MY NAME IS RAVI, WE ARE RUNNING A
21 STARTUP COMPANY IN THE CITY. THE STARTUP COMPANY WORKS MAINLY
22 FOR THE PEOPLE, THE AGING POPULATION. WE ARE CURRENTLY LOOKING
23 AT PATIENT MONITORING SERVICES FOR THE OLDER ADULTS. WHILE WE
24 ARE DOING THIS ONE, WE CAME ACROSS THIS PROBLEM OF SHORTAGE OF
25 HOUSING FOR ELDERLY PEOPLE. THERE IS A LOT OF WAITING. I LIVE



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1 TWO BLOCKS FROM HERE SO I KNOW HOW THERE IS CONSTRUCTION
2 HAPPENING ON THE STREET THAT HAVE AFFORDABLE HOMES. ACTUALLY
3 THE APPROVAL TOOK A LONGER TIME AND THE CONSTRUCTION IS
4 HAPPENING MORE THAN A YEAR. I'VE BEEN LOOKING AT THIS
5 BUILDING. IF WE GO AT THIS PACE, I DON'T THINK WE CAN SOLVE
6 THE PROBLEM OF THE AFFORDABLE HOUSING BUT ACTUALLY WE ARE ALSO
7 LOOKING INTO THE AREA OF HOW TO FIX THIS PROBLEM. SO WE CAME
8 ACROSS THE SOLUTION OF PREFABRICATED HOUSING. I'M SURE YOU ALL
9 ARE AWARE OF THIS. THIS IS EASY TO SOLVE THE IMMEDIATE PROBLEM
10 AND ALSO THE LONG-TERM PROBLEM. THE COST IS ACTUALLY 92% LESS
11 THAN BUILDING CONSTRUCTING A BIGGER AND LARGER BUILDING. ALSO,
12 ENABLING THE TECHNOLOGY IN THESE PREFABRICATED HOUSES IS MUCH
13 EASIER. SO IT'S VERY, I THINK IT'S 60% TO 70% FASTER. IT'S A
14 PER DAY, YOU CAN MAKE 10 TO 15 HOUSING -- I MEAN THIS IS JUST
15 IN THE VERY HIGH-LEVEL IDEA STAGE. WE DID A P.O.C. HOW THIS
16 PRODUCT WORKS BY DOING THIS ONE. THE COST WAS COMING TO
17 \$20,000 TO \$25,000, WITH ENABLING THE TECHNOLOGY AND
18 EVERYTHING IN PLACE. THE REMOTE PATIENT MONITORING, WHICH
19 BASICALLY LOOKS AT THEIR HEALTH AND SAFETY AND SECURITY SIDE
20 AS WELL. IF ACCIDENTS ARE HAPPENING, IT WILL NOTIFY THE
21 PEOPLE, THINGS LIKE THAT. IS THERE ANY REGULATION THAT IS
22 ACTUALLY STOPPING IN DOING THE PREFABRICATED HOUSING IN
23 CALIFORNIA? CALIFORNIA HAS MORE HOUSING SHORTAGE FOR THE
24 AFFORDABLE HOMES.
25



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1 **DAVID DRISKELL:** SURE, I CAN CHIME IN. WELL, I THINK THERE ARE
2 A NUMBER OF FORMS OF PREFAB HOUSING, SOME OF THEM ARE
3 CONSTRUCTED AND BROUGHT TO THE SITE, SOME OF THEM ARE BROUGHT
4 ONSITE WITH MODULES, AND I'M FAMILIAR WITH A COMPANY THAT HAS
5 DONE SOME WORK IN SAN FRANCISCO AND HAS A TOWER IN SEATTLE
6 THAT THEY HAVE BEEN DOING A 30-STORY CONSTRUCTION, USING
7 MODULAR UNITS THAT ARE BUILT OFFSITE AND THEY'RE CLAIMING
8 PRETTY SIGNIFICANT COST SAVINGS AND EFFICIENCIES IN TERMS OF
9 TIME AND VERY EFFICIENT BUILDINGS IN TERMS OF ENERGY USE
10 BECAUSE THERE IS MUCH MORE QUALITY CONTROL IN A FACTORY
11 ENVIRONMENT THAN UP ON THE SCAFFOLDING BUILDING, BUILDING IN
12 THE RAIN. I THINK THERE ARE A LOT OF THINGS HAPPENING IN THIS
13 AREA. IN TERMS OF LOCAL REGULATIONS, I'M FAMILIAR MOSTLY WITH
14 THE ACCESSORY DWELLING UNITS, THE SMALL HOUSE BEHIND THE
15 HOUSE. THOSE TYPICALLY ARE APPROVED FOR BUILDING CODE AT THE
16 STATE OR FEDERAL LEVEL AT H.U.D. OR H.C.D., BUT THE CHALLENGE
17 IS MORE THE LOCAL REGULATIONS. THAT HAS CHANGED A LOT IN
18 CALIFORNIA RECENTLY AND THERE IS A HUGE INCREASE IN THE
19 CONSTRUCTION OF A.D.U.s, BUT A SIGNIFICANT PERCENTAGE OF THOSE
20 ARE PREFAB, SOME FORM OF PREFAB PRODUCTS. THE LATEST STATUS I
21 SAW WAS ONE OUT OF FIVE HOMES BUILT LAST YEAR IN CALIFORNIA
22 WAS AN A.D.U. I THINK, I WOULD GUESS 20-25% OF THOSE ARE
23 PREFAB. THERE IS A LOT GOING ON AND I THINK WE WILL SEE MORE
24 OF THAT IN TERMS OF QUALITY. WHEN PEOPLE HEAR PREFAB, THEY
25 THINK LOW QUALITY AND I THINK THAT'S CHANGING A LOT AND WE'RE



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1 WORKING A LITTLE BIT WITH A GROUP IN SOLANO COUNTY WHERE
2 THEY'RE PUTTING TOGETHER AN A.D.U. FACTORY OR PLANT ON THE
3 ISLAND AS PART OF AN ECONOMIC DEVELOPMENT AND JOB TRAINING
4 PROGRAM AND THEN CREATING A.D.U.s THAT CAN BECOME AFFORDABLE
5 HOUSING IN SOLANO.

6

7 **IRENE FARNSWORTH:** YEAH, JUST A LITTLE BIT MORE AND I THINK WE
8 MAY HAVE A QUESTION ONLINE AFTER THAT. THIS IS NOT THE CASE IN
9 EVERY -- THIS IS WHERE IT'S EXCITING TO WORK REGIONALLY
10 BECAUSE THINGS ARE REALLY DIFFERENT DEPENDING ON WHAT CITY YOU
11 ARE IN. DEPENDING ON THE FUNDS USED, MOST AFFORDABLE HOUSING
12 NEEDS PUBLIC SUBSIDIES, SO FUNDS FROM A BOND OR SOMETHING LIKE
13 THAT COULD HAVE LABOR REQUIREMENTS OF HOW THE BUILDING IS
14 BUILT. SO, IF THAT IS THE CASE, FOR EXAMPLE, I AM NEARLY
15 POSITIVE THIS IS THE CASE FOR THE BUILDING YOU REFERENCED A
16 BLOCK AWAY, THERE MAY BE REQUIREMENTS ON UNION LABOR, OR ON
17 DIFFERENT LABOR STANDARDS AND NOT PREFABRICATED COMPANY MAY
18 ADHERE TO THOSE REQUIREMENTS. SO AGAIN, THAT'S EXTREMELY LOCAL
19 BUT JUST TO SPEAK TO, THAT'S NOT A STATEWIDE REQUIREMENT BUT
20 THAT'S SOMETHING TO KNOW ABOUT WHY IN CERTAIN CITIES OR FOR
21 CERTAIN TYPES OF PROJECTS FOR THE FUNDS THAT ARE USED, THERE
22 ARE REQUIREMENTS THAT ARE HARD TO FULFILL IN THE
23 PREFABRICATION. TO YOUR FIRST POINT, WE HAVE A HUGE HOUSING
24 SHORTAGE AND NOT A LOT OF FUNDING TO SOLVE IT. WE HAVE TENS OF
25 THOUSANDS OF BUILDINGS THAT ARE PERMITTED AND WAITING TO BE



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1 BUILT. IF YOU WALK AROUND THE CITY, YOU CAN SEE A GHOST OF
2 WHAT A BUILDING WOULD LOOK LIKE THERE BUT WE DON'T HAVE THE
3 RESOURCES NEEDED TO GET THE BUILDINGS BUILT. THAT'S SOMETHING
4 THAT MY AGENCY IS FOCUSED ON TO GET ADDITIONAL FUNDING, BUT
5 YOU'RE RIGHT, AT THE PACE WE'RE BUILDING, WE'RE NOT SOLVING
6 THE PROBLEM SO WE'RE TRYING TO UNLOCK MORE FUNDS TO ACCELERATE
7 THAT.

8

9 **DAVID DRISKELL:** GREAT, THANK YOU. I'M GOING ONLINE.

10

11 **SPEAKER:** THANK YOU, WE HAVE THREE QUESTIONS POSTED ONLINE. I
12 WANTED TO START WITH A TECHNICAL QUESTION THAT WAS RAISED. FOR
13 THE A.V. TEAM, WOULD IT BE POSSIBLE TO SWITCH THE VIEW ON ZOOM
14 SO THEY CAN SEE THE PARTICIPANTS SPEAKING INSTEAD OF THE
15 PRESENTATION SCREEN? THANK YOU, THAT MIGHT BE SWITCHING SOON
16 ON ZOOM FOR THOSE LISTENING IN. I HAVE THREE QUESTIONS, FIRST
17 IS DO YOU HAVE ACCESS TO INFORMATION REGARDING THE BAY AREA
18 HOUSING INVENTORY? HOW MANY EMPTY UNITS ARE THERE?

19

20 **DAVID DRISKELL:** I DON'T KNOW HOW MANY EMPTY UNITS.

21

22 **IRENE FARNSWORTH:** NO, I DON'T HAVE THAT. IF THERE ARE CONTACTS
23 BEHIND THAT QUESTION, I'M HAPPY TO SPEAK TO IT. A LOT OF FOLKS
24 CITE EMPTY UNITS AS WHY ARE THERE SO MANY FOLKS LIVING ON THE
25 STREETS IF WE HAVE EMPTY UNITS. I DON'T KNOW IF THAT'S THE



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1 SUBTEXT OF THAT QUESTION. IF THAT PERSON WANTS TO WRITE IN
2 MORE, WE CAN SPEAK TO THAT. I DON'T HAVE THAT INVENTORY.

3

4 **SPEAKER:** THANK YOU, IF THEY FOLLOW UP, I'LL MAKE SURE TO RAISE
5 MY HAND AGAIN. THE NEXT ONE IS GIVEN BUDGET CONSTRAINTS, IS
6 THIS A TIME WE CAN WORK ON EXPANDING RENT CONTROL, WHICH
7 INCLUDES REPEALING THE STATEWIDE COSTA-HAWKINS ACT. PERHAPS WE
8 CAN SET UP AN EVICTION MORATORIUM AS IN THE HEIGHT OF THE
9 PANDEMIC.

10

11 **EDDIE YTUARTE:** ANY TIME IS THE RIGHT TIME TO ENHANCE TENANT
12 PROTECTIONS. ESPECIALLY NOW WITH ALL THE STUFF HAPPENING FROM
13 WASHINGTON D.C., WE DON'T KNOW. SOMETIMES TRUMP MAY SAY GET
14 RID OF TENANT RENT CONTROLS ALL OVER THE COUNTRY. WE DON'T
15 KNOW WHAT CRAZY THING HE WILL DO. I THINK RIGHT NOW MORE THAN
16 EVER, WE NEED ORGANIZING. WE NEED PEOPLE IN THE COMMUNITY
17 ORGANIZING AROUND TENANT PROTECTIONS. SO, YEAH, THAT IS WHAT
18 WE NEED RIGHT NOW.

19

20 **DAVID DRISKELL:** IS THAT ALL?

21

22 **SPEAKER:** ONE MORE QUESTION, THANK YOU. LAST QUESTION IS
23 COMMENT AND QUESTION, S.F. HAS A GREAT MODEL FOR HOUSING
24 SUBSIDIES FOR SENIORS AND PEOPLE WITH DISABILITIES. DOES



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1 ANYONE HAVE AN UPDATE ON THIS PROGRAM AND HOW WE CAN SUPPORT
2 ITS CONTINUATION?

3

4 **IRENE FARNSWORTH:** I DON'T. I BELIEVE THAT'S RUN THROUGH THE
5 MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT. THEY
6 WOULD HAVE THAT INFORMATION. I THINK SAN FRANCISCO HAS A LOT
7 MORE RESOURCES THAN A LOT OF OTHER CITIES SO THEY HAVE A LOT
8 OF PROGRAMS THAT DON'T EXIST REGIONALLY, SO I WOULD LOOK
9 SPECIFICALLY AT THE CITY.

10

11 **EDDIE YTUARTE:** I DON'T THINK THERE IS ANYTHING IN OAKLAND.

12

13 **DAVID DRISKELL:** MAYBE SOMEONE IN THE AUDIENCE OR ONLINE HAS
14 MORE INFORMATION? IF YOU DO, RAISE YOUR HAND AND WE HAVE A
15 COMMENT OR QUESTION HERE. WE'LL GET A MIC OVER TO YOU.

16

17 **SPEAKER:** TEST? ELIZABETH WINSTEAD, I WORK FOR THE DEPARTMENT
18 OF REHABILITATION SO WE WORK WITH PEOPLE WITH DISABILITIES ALL
19 THE TIME WHO DO NEED HELP WITH RENTAL ASSISTANCE DUE TO BEING
20 UNEMPLOYED AND NEEDING TO GET THROUGH THEIR SITUATIONS. IN MY
21 PERSONAL EXPERIENCE OF RENTING IN OAKLAND, I WANT TO THANK MR.
22 YTUARTE. I HAVE GONE TO THE OAKLAND LIBRARY AND GOTTEN HELP
23 FROM YOUR TEAM SO THANK YOU. I DO BELIEVE IN COMMUNITY
24 ORGANIZING. MY BUILDING WAS PURCHASED BY A MEGA-BILLIONAIRE
25 INVESTMENT COMPANY KNOWN PROBABLY TO SOME OF YOU VERITAS, THEY



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1 OWN HUNDREDS OF BUILDINGS IN OAKLAND, SAN FRANCISCO, L.A., AND
2 IN SAN FRANCISCO, THERE WAS A TENANTS UNIFORMED TO FIGHT SOME
3 OF THEIR PRACTICES INCLUDING ONGOING CONSTRUCTION NOISE AND
4 YOU KNOW, THINGS THAT WEREN'T WORKING, ELEVATORS NOT WORKING.
5 I LIVE IN A 4-STORY BUILDING WITH TWO ELEVATORS AND THE
6 ELEVATORS HAVE BEEN OUT FOR TIMES MONTHS. THERE ARE SENIORS,
7 PEOPLE WITH DISABILITIES IN THE BUILDING. SO HAVING ONLY ONE
8 WORKING ELEVATOR THAT IS VERY SLOW COULD BE CHALLENGING,
9 ESPECIALLY IF THERE IS A HEALTH CRISIS AND THERE HAVE BEEN
10 AMBULANCES CALLED TO HELP PEOPLE AND THEY HAD TO GO DOWN THE
11 STAIRS. SO I THINK IN TERMS OF OAKLAND, I HEARD SOMETHING
12 ABOUT THEY WANT TO MAKE SURE ALL BUILDINGS ALWAYS HAVE WORKING
13 ACCESSIBLE ELEVATORS FOR PEOPLE WITH DISABILITIES. I FEEL LIKE
14 THAT IS SOMETHING THAT OTHER CITIES SHOULD ADOPT AS WELL TO
15 HELP PROTECT PEOPLE WITH DISABILITIES. I DON'T KNOW IF THAT
16 LAW HAS GONE THROUGH AND BEEN FINALIZED OR IF IT'S BEEN WORKED
17 ON IN THE LAST YEAR FOR THE CITY OF OAKLAND. I THINK FOR A
18 COUPLE YEARS, WE HAD A TENANTS UNION IN OUR BUILDING TO FIGHT
19 AGAINST THE BAD PRACTICES AND ADVOCATE FOR OUR RIGHTS FOR THE
20 THINGS THAT WERE GOING ON IN THE BUILDING, WHERE ALL THIS
21 NOISE IS BASICALLY HARASSMENT. SADLY, MANY OF THE PEOPLE WHO
22 ARE ON THE TENANTS UNION DECIDED TO LEAVE BECAUSE IT WAS TOO
23 MUCH FOR THEM, IF THEY WERE WORKING FROM HOME. SO THE TENANTS
24 UNION REALLY DOESN'T EXIST ANYMORE. IT SEEMS THAT BECAUSE
25 VERITAS OWNS SO MANY BUILDINGS, IF TENANTS ACROSS THE BAY



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1 COULD BE CONNECTED TO HELP EACH OTHER ORGANIZE, THAT'S JUST AN
2 IDEA. THANK YOU.

3

4 **EDDIE YTUARTE:** THANK YOU FOR THOSE COMMENTS. WHEN IRENE AND I
5 WERE COMING ACROSS THE BRIDGE, I MENTIONED HOW THERE ARE MANY
6 MORE TENANT UNIONS IN THE STATE AS COMPARED TO 15 OR 20 YEARS
7 AGO. THERE MIGHT HAVE BEEN 12 WHEN I STARTED DOING THIS WORK
8 IN THE EARLY 2000. RIGHT NOW, THERE MIGHT BE 30 OR 40. IT'S
9 BECAUSE TENANTS, AS A GROUP, AND INDIVIDUALS IN THE CITY, THEY
10 JUST WANTED TO ORGANIZE. THEY WERE TIRED OF BEING EVICTED FOR
11 NO REASON OR CHEATED. SO THAT WAS A REALLY POSITIVE THING THAT
12 HAS HAPPENED, THAT TENANT ORGANIZING IS MUCH BETTER NOW THAN
13 20 YEARS AGO AND IT SHOWS IN SOME OF THE LEGISLATION THAT IS
14 PASSING NOT ONLY IN THEIR COMMUNITIES BUT AT THE STATE LEVEL.
15 THE THING ABOUT THE ELEVATORS, WE DO HAVE A LAW THAT GIVES --
16 YOU ARE SUPPOSED TO -- A LANDLORD IS SUPPOSED TO CORRECT AN
17 ELEVATOR PROBLEM WITHIN A DAY OR SO. I DON'T KNOW HOW IT'S
18 WORKING OUT. I WILL SAY THOUGH UP UNTIL THAT LAW WAS PASSED BY
19 THE CITY COUNCIL, THAT ORDINANCE PASSED BY THE CITY COUNCIL
20 ONE OR TWO YEARS AGO, I THINK LAST YEAR, THERE WAS NO
21 PROTECTION AT ALL FOR PEOPLE THAT, WHERE THE ELEVATOR WAS
22 BROKEN. THERE WAS NOWHERE TO GO. RIGHT NOW WE HAVE THAT LAW IN
23 OAKLAND, THAT ORDINANCE. I DON'T KNOW HOW WELL IT'S WORKING
24 RIGHT NOW. TENANT ORGANIZING, LET'S FACE IT. TENANT ORGANIZING
25 IS A VERY, VERY DIFFICULT THING TO DO. ONE OF THE THINGS THAT



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1 WE FIND IS THAT TENANTS ARE SOMETIMES THEY'RE NO LONGER
2 TENANTS. SO, THEIR STAKE IS NOT AS HIGH AS BEFORE. AT THE
3 TENANTS UNION, WE DO NOT ORGANIZE BUILDINGS. WE PROBABLY NEVER
4 HAVE. HOWEVER, OAKLAND HAS AN ORGANIZATION, AND I THINK THE
5 EAST BAY HAS AN ORGANIZATION CALLED TENANTS AND NEIGHBORHOOD
6 COUNCILS AND THAT IS ALL THEY DO. THEY ORGANIZE TENANTS IN THE
7 DIFFERENT BUILDINGS, SO THEY'RE A COMPLEMENT TO US. SO THAT IS
8 HAPPENING IN OAKLAND. THANK YOU FOR YOUR QUESTIONS.

9

10 **DAVID DRISKELL:** YEP, OVER HERE.

11

12 **SPEAKER:** GREAT, HI EVERYONE, MY NAME IS EMMA. I USE SHE/HER
13 PRONOUNS AND I WORK AS THE PROGRAM DIRECTOR AT THE CENTER FOR
14 INDEPENDENT LIVING AND I AM REALLY ENJOYING THIS SESSION SO
15 MUCH AND LEARNING SO MUCH. I HAVE LIKE FIVE QUESTIONS,
16 COMMENTS, BUT I WILL TRY TO NARROW THEM DOWN. I THINK --

17

18 **IRENE FARNSWORTH:** WE HAVE EXTRA TIME SO GO AHEAD.

19

20 **SPEAKER:** OKAY. ONE THING, I DON'T KNOW IF THE PANEL CAN
21 RESPOND TO BUT I WANTED TO NOTE IN RECORD, I WORK AS A PROGRAM
22 DIRECTOR IN C.I.L., SO I DON'T DO MANY DIRECT SERVICES
23 ANYMORE, BUT EVEN WITH LITTLE DIRECT CLIENT CONSUMER SERVICES
24 THAT I DO, I HAVE EXPERIENCE AND WORKED WITH AT LEAST A DOZEN
25 PEOPLE WITH DISABILITIES THIS YEAR, SO OUR HOUSING TEAM HAS



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1 WORKED WITH MANY, MANY MORE WHO ARE FACING -- LIKE WHAT WE
2 WOULD CONSIDER CONSTRUCTIVE EVICTIONS, CANNOT BE IN THEIR HOME
3 ANYMORE BECAUSE OF HABITABILITY ISSUES AND FOR A LOT OF PEOPLE
4 WITH DISABILITIES THAT HAVE CHRONIC ILLNESS OR ENVIRONMENTAL
5 DISABILITIES OR ILLNESSES, IT'S A LOT TO DO WITH MOLD
6 ACTUALLY, AND OTHER ISSUES TOO. HAVING A LOT OF DIFFICULTIES
7 HAVING MOLD AND OTHER HABITATION ISSUES THAT -- RECOGNIZED AND
8 HAVING THOSE REMEDIATED SO IT RESULTS IN PEOPLE LEAVING OR
9 STAYING AND GETTING SICKER AND SICKER. I LOVE THE EVICTION
10 DEFENSE RESOURCES THAT WE HAVE. PARTICULARLY I WORK WITH SOME
11 OF THE LEGAL AID ORGS. I KNOW YOU ARE FAMILIAR WITH CENTRAL
12 LEGAL, BUT HAVE TO TRIAGE BECAUSE THEY ARE REALLY STRAPPED AND
13 SEEM TO ONLY BE ABLE TO FOCUS ON SOME OF THOSE LIKE THREE
14 DAYS, YOU KNOW, EVICTION NOTICES ARE THE ONES THAT ARE VERY
15 URGENT WHERE THESE CONSTRUCTIVE EVICTIONS, SOMETIMES THEY'RE
16 NOT AN EVICTION NOTICE. I WANTED TO PUT THAT IN THE RECORD,
17 IT'S A BIG THING FOR PEOPLE WITH DISABILITIES AND ELDERS. WE
18 HAVE BEEN HAVING A HARD TIME KNOWING WHAT THE HECK TO DO. SO
19 YEAH, I DON'T KNOW IF ANYONE WANTS TO SPEAK TO THAT. I GUESS I
20 HAD A COUPLE OF QUICK QUESTIONS. ONE IS STRATEGIES OR PLACES
21 TO START WHEN THINKING ABOUT A REPEAL TO COSTA-HAWKINS. I'M
22 INTERESTED TO HEARING ABOUT THAT. THE LAST THING IS WHEN
23 TENANTS UNIONIZE OR ORGANIZE, IS THERE SOMETHING OFFICIAL --
24 LIKE IS THERE A WAY THAT IS MADE OFFICIAL, LIKE I'M THINKING
25 ABOUT WHEN YOU UNIONIZE WORKPLACES, IT'S SO, SO SPECIFIC AND



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1 BUREAUCRATIC AND LEGAL. WHAT DOES IT MEAN TO HAVE A TENANTS
2 UNION? ANYWAY, SORRY, THAT WAS A LOT BUT THANK YOU.

3

4 **EDDIE YTUARTE:** SURE. ONE OF THE THINGS THAT WE TRY TO DO IS
5 WHEN PEOPLE COME UP WITH THESE KIND OF ISSUES AND QUESTIONS IS
6 THAT WE ENCOURAGE PEOPLE TO KNOW WHAT THE LAWS ARE. I THINK
7 THAT WOULD BE THE FIRST STEP IN HAVING THE TENANT ASSOCIATION
8 OR TENANTS UNION BEGIN THEIR WORK. I ACTUALLY, I ASSISTED THE
9 CITY OF ALAMEDA GETTING THEIR FIRST TENANTS UNION A NUMBER OF
10 YEARS AGO AND SO FIND OUT, YOU HAVE TO FIND OUT WHAT THE LAWS
11 ARE. AFTER THAT, IF THERE ARE ISSUES LIKE MOLD, WHICH IS A
12 REAL COMMON PROBLEM YOU GUYS, IF THERE IS AN ISSUE WITH MOLD,
13 WE ADVISE PEOPLE FIRST OF ALL TO EITHER TO GO TO THE CITY AND
14 HAVE THE PLACE INSPECTED FOR MOLD OR CONDITIONS THAT LEAD TO
15 MOLD. SO, EVERY CITY PROBABLY SHOULD HAVE SOME KIND OF CODE
16 ENFORCEMENT OFFICE. IN OAKLAND, WE HAVE ONE. IN OAKLAND, WE
17 ENCOURAGE PEOPLE FIRST, WHEN ISSUES COME UP, TO GO TO CODE
18 ENFORCEMENT. IF CODE ENFORCEMENT FINDS CODE VIOLATIONS, OUR
19 LAW SAYS THE LANDLORD IS SUPPOSED TO FIX THESE CODE
20 VIOLATIONS, IF NOT, LIKE I SAID, THEY COULD PETITION THE CITY
21 OR THEY COULD SUE IN SMALL CLAIMS COURT, WHICH IS NOT ALWAYS
22 THE BEST THING. IT'S BEST FOR TENANTS AND LANDLORDS TO WORK
23 THINGS OUT. WE ENCOURAGE PEOPLE TO GO TO CODE VIOLATIONS.
24 YEAH.

25



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1 **DAVID DRISKELL:** I WAS GOING TO FOLLOW UP ON THE QUESTION OF --
2 IF I AM TALKING WITH MY NEIGHBORS AND WE DECIDE WE'RE GOING TO
3 CREATE A TENANTS UNION. WHAT DO I DO? DO I REGISTER AT THE
4 CITY?

5

6 **EDDIE YTUARTE:** NO.

7

8 **DAVID DRISKELL:** WHAT DOES THAT LOOK LIKE IN PRACTICE?

9

10 **EDDIE YTUARTE:** IN PRACTICE, IT'S JUST A MATTER OF FINDING --
11 OF GETTING PEOPLE TO WORK WITH YOU. PEOPLE ARE SCARED. A LOT
12 OF PEOPLE ARE SCARED. THEY ARE AFRAID THEY WILL GET EVICTED
13 FOR ORGANIZING OVER AND OVER AGAIN WE HEAR THIS. SO THEY HAVE
14 TO -- I ENCOURAGE THEM IF THEY HAVE A COMMUNITY ROOM, HAVE
15 MEETINGS IN COMMUNITY ROOMS OR HAVE MEETINGS IN THEIR
16 APARTMENTS OR IN SPACES, BUT THE FIRST THING TO DO IS GET
17 PEOPLE TO COME TOGETHER AND ASK THE TENANTS UNION OR ANOTHER
18 ORGANIZATION TO TELL THEM WHAT THE LAWS ARE, TO GIVE THEM
19 ADVICE ON HOW TO GO AND NO, THEY DO NOT HAVE TO REGISTER WITH
20 THE CITY. ACTUALLY THERE ARE LAWS SAYING IF YOU ARE PART OF AN
21 ORGANIZATION THAT IS ASSISTING TENANTS, IT'S REALLY AGAINST
22 THE LAW. I THINK THERE IS A STATE LAW OR CITY LAW THAT SAYS
23 IT'S ILLEGAL TO INTIMIDATE PEOPLE FROM JOINING A TENANTS
24 UNION. I DON'T KNOW HOW OFTEN THAT HAPPENS, BUT THERE IS A LAW
25 PROTECTING TENANTS WHO ORGANIZE THEMSELVES. LIKE I SAID, I



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1 WANTED TO EMPHASIZE AGAIN AND IN OAKLAND, WE DO HAVE THE
2 TENANTS AND NEIGHBORHOOD COUNCILS. AGAIN, WE'RE THROWING OUT A
3 LOT OF INFORMATION. AGAIN, IF YOU WANT TO FOLLOW UP, YOU CAN
4 CALL US UP. WE'RE EASY TO FIND. I DON'T KNOW IF IT'S PROPER TO
5 GIVE A PHONE NUMBER RIGHT NOW BUT I'LL STILL BE AROUND. THE
6 TENANTS UNION IS EASY TO FIND AND WE HAVE A LOT OF GOOD
7 INFORMATION FOR THEM AND WE WILL GIVE IT TO THEM OVER THE
8 PHONE OR IN PERSON.

9

10 **DAVID DRISKELL:** GREAT, THANK YOU. IRENE?

11

12 **IRENE FARNSWORTH:** YEAH, I WANTED TO THANK YOU FOR YOUR
13 COMMENTS AROUND THE CONSTRUCTIVE OR INFORMAL EVICTION ISSUES
14 COMING UP. SO WE HAVEN'T RELEASED THIS YET BUT SOME OF THE
15 INFORMATION IN THE STUDY WE'RE WORKING ON PUTTING OUT SHOWS
16 THAT ABOUT 2 TO 3 TIMES THE NUMBER OF INFORMAL EVICTIONS OCCUR
17 PER YEAR AS FORMAL EVICTIONS AND WE CURRENTLY MEASURED 21,000
18 EVICTIONS ACROSS THE REGION FROM 2023 TO 2024. SO THAT'S A
19 PRETTY BIG NUMBER OF PEOPLE, RIGHT? THAT ISN'T BEING RECORDED
20 IN ANY WAY. SO I APPRECIATE YOU ELEVATING THAT AND YOU KNOW,
21 ANOTHER THING THAT YOU MENTIONED, THE FEAR OF EVICTION AND
22 WE'RE ALSO HEARING FROM A LOT OF COMMUNITY ORGANIZATIONS THAT
23 WE TALKED TO THROUGH THE STUDY, ESPECIALLY DOCUMENTATION
24 STATUS AND DURING THESE TIMES, IT'S MORE PRESSING, IT'S
25 DIFFICULT FOR PEOPLE TO FEEL PUSHING BACK, AND THE WAY OUR



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1 POLICIES ARE STRUCTURED, IT'S COMPLAINT-BASED. THE TENANT HAS
2 TO COME FORWARD. THE IDEA OF HAVING A TENANTS UNION IS LESS OF
3 THE FORMAL THING AND FEELING MORE POWERFUL OR COMFORTABLE
4 BECAUSE IT'S NOT JUST YOU BY YOURSELF. ESPECIALLY GIVEN FOR
5 CERTAIN PEOPLE, WHETHER IT'S DOCUMENTATION STATUS OR HOW
6 DEPENDENT YOU ARE ON HAVING YOUR UNIT, IT COULD BE VERY
7 VULNERABLE TO BE BY YOURSELF. SO I JUST WANTED TO LIFT UP
8 THOSE ARE THINGS WE'RE SEEING AT THE REGIONAL LEVEL, AS WELL
9 AS THAT ONE.

10

11 **SPEAKER:** YEAH, I WANTED TO FOLLOW UP ON A PARTICIPANT'S
12 COMMENT ABOUT SAN FRANCISCO'S SERVICES FOR SENIORS AND PEOPLE
13 WITH DISABILITIES. IT ACTUALLY COMES FROM SOMETHING CALLED THE
14 DIGNITY FUND, A MULTI-YEAR COMMUNITY-BASED ADVOCACY EFFORT,
15 MODELED ON ANOTHER ONE IN SAN FRANCISCO, THE CHILDREN'S YOUTH
16 FUNDS. BOTH OF THESE ARE ESSENTIALLY GENERAL FUNDS SET ASIDES.
17 FOR THE DIGNITY FUND, THIS IS SOMETHING THAT FOLKS THAT LIVE
18 AND WORK IN SAN FRANCISCO CAN BE A PART OF AND EVERY YEAR THEY
19 RELEASE SORT OF WHAT THEIR NEEDS ASSESSMENT AND I THINK FOR
20 THE NEXT FISCAL YEAR, IT'S ABOUT 8 MILLION TO 10 MILLION FOR
21 HOUSING SUBSIDIES AND LEGAL SUPPORT. IT'S THROUGH THE
22 DEPARTMENT OF DISABILITY AND AGING SERVICES. YES, SAN
23 FRANCISCO HAS A LOT OF RESOURCES, BUT I THINK THE STORY THAT
24 IS REALLY AWESOME HERE IS THAT THE DIGNITY FUND CAME FROM THE
25 COMMUNITY. SO, IT WAS SENIOR AND DISABILITY ACTION. IT WAS



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1 COMMUNITY LIVING CAMPAIGN. THIS WAS DISABILITY AND SENIOR
2 ORGANIZERS AND AGENCIES THAT FOUGHT HARD FOR YEARS TO DO THIS.
3 THEY CREATED A COALITION BECAUSE THEY REALIZED THAT SENIORS
4 AND FOLKS WITH DISABILITIES WERE NOT GOING TO GET THE
5 NUTRITION, THE SOCIAL SERVICES, THE HOUSING SERVICES THAT THEY
6 NEEDED UNLESS IT WAS A RELIABLE FUNDING SOURCE. SO, THAT IS AN
7 AWESOME LESSON, I THINK, FOR ALL OF US. I WILL ADD THAT ONE OF
8 THE CHALLENGES WITH THE DIGNITY FUND, BECAUSE IT IS A GENERAL
9 FUND SET ASIDE, WHEN THERE ARE BUDGET CHALLENGES, THE DIGNITY
10 FUND CAN GET HIT. I WORKED WITH THIS AGENCY AND I SAW
11 FIRSTHAND WHAT HAPPENS WHEN WE HAVE RELIABLE FUNDING. WE WERE
12 ABLE TO DO PILOTS AND INNOVATIVE WORK THAT WAS THEN MODELED IN
13 OTHER COMMUNITIES AND COUNTIES. SO, THAT IS A MODEL THAT
14 ALWAYS SITS WITH ME AS WE SIT HERE, WHAT DO WE DO, HOW CAN WE
15 DO THIS? IT'S LOOKING ACROSS THE OTHER COMMUNITIES, WHO ELSE
16 IS ADVOCATING AND THINKING CREATIVELY, ESSENTIALLY FOR
17 RELIABLE FUNDING SOURCE. SO, YEAH.

18

19 **DAVID DRISKELL:** GREAT, EDDIE?

20

21 **EDDIE YTUARTE:** JUST A QUICK COMMENT. I THINK THAT SHOWS THE
22 POWER OF YOUR CENTERS FOR INDEPENDENT LIVING THAT ARE THERE
23 AND WHAT I WOULD LIKE TO ENCOURAGE MORE IS THE CENTER WORKS
24 WITH TENANT GROUPS. THEY'RE NATURAL ALLIES. SO WE NEED THE
25 CONTINUING COOPERATION BETWEEN THE TWO SECTORS. THANKS.



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1

2 **DAVID DRISKELL:** GREAT, SO WE HEARD A NUMBER OF COMMENTS
3 RELATED TO THE NEED FOR FUNDING, THE IMPORTANCE OF ORGANIZING,
4 WHETHER THAT'S AT THE BUILDING LEVEL OR AT THE CITYWIDE LEVEL
5 AND WE HEARD A NUMBER OF COMMENTS ABOUT THE VALUE OF WORKING
6 REGIONALLY AND THINKING REGIONALLY AND COLLABORATING. I AM
7 CURIOUS, I WAS TRYING TO FIGURE OUT WRITING A RESOLUTION FOR A
8 CONFERENCE THAT SAID WHAT WE SHOULD BE WORKING ON REGIONALLY.
9 WHAT WOULD YOU PRIORITIZE? WHAT WOULD THIS LOOK LIKE IN TERMS
10 OF WORKING REGIONALLY? IT'S EASY TO SAY IT, BUT WHAT ARE SOME
11 SPECIFIC THINGS WE CAN DO THAT WOULD HELP STRENGTHEN
12 COLLABORATION, SHARING OF EXAMPLES OF WHAT HAS WORKED, AND
13 THEN ADVOCATING WHETHER THAT'S FOR POLICY CHANGE AT THE STATE
14 LEVEL OR FOR CITIES TO ADOPT A CERTAIN SET OF POLICIES
15 LOCALLY, OR TO WORK TOGETHER ON FUNDING. ANY THOUGHTS ON
16 SPECIFIC THINGS OR TANGIBLE THINGS? I'M GOING TO GO HERE AND
17 THEN IN THE BACK.

18

19 **SPEAKER:** HI.

20

21 **SPEAKER:** TRY AGAIN.

22

23 **SPEAKER:** OKAY, SORRY. MY NAME IS SHIA FRENCH AND I WORK AT
24 SENIOR AND DISABILITY ACTION. I WANT TO LIFT UP WHAT EMMA SAID
25 ABOUT MOLD AND I FEEL REALLY CURIOUS LIKE WHAT, I THINK THERE



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1 IS THE PART OF IT HOW DO WE SUPPORT INDIVIDUALS, BUT THERE IS
2 ALSO A PART OF IT THAT IF PEOPLE TRY TO MOVE, THERE AREN'T
3 GREAT OPTIONS AND IT'S REALLY HARD TO FIGURE OUT. IS THIS NEW
4 APARTMENT GOING TO BE ANY BETTER OR WILL THERE ALSO BE A MOLD
5 PROBLEM? I THINK ONE THING I LOVE TO THINK TOGETHER ABOUT IS,
6 IS THERE SOMETHING THAT COULD GO INTO CODE, SOMETHING THAT
7 COULD GO REGIONALLY THAT WOULD GET. THERE ARE PLENTY OF THINGS
8 THAT DON'T GET COVER IN THE A.D.A. AND SOME OF THESE THINGS
9 AREN'T NECESSARILY THAT EXPENSIVE. SO FOR EXAMPLE, FOR FOLKS
10 WITH MENTAL HEALTH DISABILITIES, I THINK SOMETIMES SOUND
11 PROOFING OR FOR FOLKS WHO DO HAVE WHEELCHAIRS, HAVING
12 REINFORCED KIND OF THE DOORWAYS AND WALLS BECAUSE PEOPLE OFTEN
13 BACK INTO THEM, AND ANYTHING ALSO FOR -- YEAH, THERE ARE JUST
14 LIKE A LOT OF ACCESSIBILITY NEEDS THAT REALLY AREN'T, LIKE THE
15 FAIR HOUSING STANDARDS. I THINK THE ORGANIZATION THAT THEY
16 BUILD TO SORT OF UNIVERSAL DESIGN AND SORT OF BEYOND UNIVERSAL
17 DESIGN, THEY HAVE THEIR OWN STANDARDS. THEY HAVE A LOT OF --
18 THEY HAVE A BLUEPRINT FOR WHAT SOME OF THESE THINGS ARE. THEY
19 HAVE 100-PAGE LIST OF STANDARDS, BUT I WOULD LOVE TO SEE SOME
20 OF THOSE THINGS END UP IN OUR BAY AREA HOUSING THAT IS NOT
21 BEING BUILT BY THE KELSEY, BECAUSE THOSE ARE A HAND FULL OF
22 BUILDINGS THAT IS AMAZING BUT HOW CAN WE SPREAD?

23

24 **DAVID DRISKELL:** YES, THANK YOU. WE HAD A COMMENT IN THE BACK.
25 YEAH.



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1

2 **SPEAKER:** THANK YOU. HI, MY NAME IS ALEXANDRA EVANS, I LIVE IN
3 BERKELEY. I AM SUPPORTED WITH A SUBSIDY BY THE SHELTER PLUS
4 CARE PROGRAM, WHICH IS WONDERFUL. THEY LITERALLY SAVED MY
5 LIFE. I DON'T KNOW WHO I COULD SPEAK TO ABOUT AN ISSUE WITH
6 NEIGHBORS. I'VE TALKED TO MY CASEWORKER AND BASICALLY WHAT I
7 WAS TOLD WAS THERE IS A FREEZE ON TRANSFERS, SO I COULDN'T
8 MOVE EVEN IF I WANTED TO. I'D REALLY LIKE TO SOLVE THE PROBLEM
9 BY GETTING AN ADVOCATE WHO CAN TALK WITH ME AND MY NEIGHBORS
10 AND TRY TO WORK SOMETHING OUT, YOU KNOW, FOR THE OVERALL GOOD.
11 IT'S DIFFICULT FOR US TO MOVE. I BELIEVE EVERYONE IN MY
12 BUILDING HAS SOME KIND OF SUBSIDIZE HOUSING. SO, IF THERE IS
13 ANYTHING THE CITY OF BERKELEY OR ALAMEDA COUNTY THAT I COULD
14 BE ELIGIBLE FOR, I WOULD LOVE TO LEARN ABOUT THAT. AS FAR AS
15 OVERALL IDEAS FOR POLICY, FUNDING HAS BEEN SO -- WELL, LIKE
16 SHIA WAS SAYING, I'M SORRY, I'M NOT SURE IF IT WAS SHIA,
17 FUNDING CAN FLUCTUATE SIGNIFICANTLY DEPENDING ON BUDGET
18 PRIORITIES. SOME OF US THAT ARE COUNTING ON FEDERAL FUNDING
19 FOR SURVIVAL ARE TERRIFIED RIGHT NOW. WE DON'T KNOW WHAT'S
20 GOING TO HAPPEN. I AM VERY THANKFUL I'M LIVING IN THE STATE OF
21 CALIFORNIA AND I REALLY THINK IT MIGHT BE A GOOD IDEA TO START
22 PLANNING FOR THE EMERGENCY OF, IF WE LOSE FEDERAL FUNDING,
23 WHAT DO WE DO? EVEN IF WE DON'T, IT'S SOMETHING THAT COULD BE
24 CREATED, A GENERAL FUND STATEWIDE THAT CAN BASICALLY HELP
25 COMMUNITIES THAT ARE HAVING ISSUES WITH FUNDING SOME OF THESE



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1 PROGRAMS FOR A.D.A. AND SUPPORTING ELDERS AND THE DISABLED.

2 THANK YOU.

3

4 **DAVID DRISKELL:** THANK YOU. DOES ANYONE HAVE ANY THOUGHTS?

5 THERE MUST BE A MEDIATION SERVICE IN BERKELEY.

6

7 **EDDIE YTUARTE:** ABOUT THE NEIGHBORS?

8

9 **DAVID DRISKELL:** YEAH.

10

11 **EDDIE YTUARTE:** OKAY, OAKLAND TENANTS UNION, WE DO NOT LIKE IT
12 WHEN THAT ISSUE COMES UP BECAUSE IT'S -- WE DON'T LIKE TO GET
13 IN THE MIDDLE OF THE ISSUE BETWEEN TENANTS. SO WHAT WE DO IS
14 WE ENCOURAGE THE TENANT TO TRY TO TALK IT OVER WITH THE OTHER
15 TENANT TO SEE IF THEY CAN RESOLVE SOMETHING. IF THAT'S NOT --
16 A LOT OF TIMES THAT DOESN'T WORK, RIGHT? OKAY, SO THE ONLY
17 OTHER OPTION, IN THE PAST, THERE WAS AN ORGANIZATION CALLED
18 SEEDS IN BERKELEY. THEY'RE OUT OF BUSINESS NOW. IT WAS A NON-
19 PROFIT MEDIATION SERVICE THAT WE HAD MET WITH BEFORE, BUT THEY
20 ARE OUT OF BUSINESS. SO YOU DON'T EVEN HAVE SEEDS ANYMORE IN
21 BERKELEY OR OAKLAND. YEAH. THE ONLY THING WE COULD RECOMMEND
22 IS, IT'S REALLY UP TO THE LANDLORD TO FIX THINGS, CLEAR THINGS
23 UP. IF THE LANDLORD DOESN'T WANT TO DEAL WITH IT, ABOUT THE
24 ONLY THING WE RECOMMEND IS SUING THEM IN SMALL CLAIMS COURT.
25 THAT IS NOT A GOOD SOLUTION. SO, WE'RE KIND OF STUCK IN THE



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1 MIDDLE ON THAT ISSUE. IT'S DIFFICULT FOR US AND IT COMES UP
2 OFTEN. IT COMES UP OFTEN AND WE'RE KIND OF POWERLESS WHEN IT
3 COMES TO ISSUES BETWEEN NEIGHBORS OR BETWEEN TENANTS IN THE
4 SAME UNIT. OH, THAT GETS HAIRY.

5

6 **DAVID DRISKELL:** YEP. HERE IN THE FRONT. YEP.

7

8 **SPEAKER:** HI, M.J. KOONTZ AGAIN. I WAS WONDERING IF THE LADIES
9 ORGANIZATION COULD HAVE A SITE WHICH HAS INNOVATIVE NEW
10 PROJECTS FOR HOUSING FOR PEOPLE WITH DISABILITIES. I KNOW IT'S
11 CUMBERSOME. THERE ARE MANY COUNTIES, MANY CITIES, HOWEVER IT
12 BECOMES MORE CUMBERSOME FOR EACH ONE OF US TO SEEK THOSE. IT'S
13 SUMMER SO MAYBE YOU HAVE A HIGH SCHOOL SUMMER INTERN THAT CAN
14 CALL SUCH A SITE BECAUSE IT WOULD BE SUPER-DUPER USEFUL.

15

16 **IRENE FARNSWORTH:** JUST TO CLARIFY, THIS WOULD BE A LIBRARY OF
17 EXISTING PROJECTS TO BE ABLE TO REFERENCE?

18

19 **SPEAKER:** I THINK IT WOULD BE EXISTING PROJECTS, GOVERNMENT
20 FUNDING, AND ALSO FOLLOWING UP ON THIS LADY'S COMMENT ABOUT
21 NOT RELYING ON FEDERAL FUNDING, PERHAPS A LIST OF THE PRIVATE
22 FOUNDATIONS. WE ARE IN THE AREA WITH THE MOST BILLIONAIRES AND
23 FOUNDATIONS IN THE WORLD PROBABLY, ASIDE FROM NEW YORK,
24 FOUNDATIONS WORKING IN THIS SPACE AND DOING INNOVATIVE
25 PROJECTS. SOMEONE LIKE MYSELF COULD USE THAT ALSO. I HAVE A



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1 HEARING DISABILITY, BUT I'M DEVELOPING PROJECTS, BUT ALSO SOME
2 OF THESE ORGANIZATIONS ARE FUNDING ADVOCACY TOO, BUT THEY ARE
3 SMALLER AND THEY DON'T HAVE THE BREADTH AND DEPTH TO REACH OUT
4 TO EVERYONE THAT MIGHT NEED IT.

5

6 **DAVID DRISKELL:** YEP, THERE IS A CLEARINGHOUSE FOR AFFORDABLE
7 HOUSING. I WILL HAVE TO CHECK WHETHER THERE IS A WAY TO CHECK
8 FOR ACCESSIBLE UNITS. IT WOULDN'T NECESSARILY BE THE WHOLE
9 DEVELOPMENT, BUT THERE WOULD BE UNITS THAT ARE ACCESSIBLE. I
10 CAN CHECK THAT AND GET BACK TO YOU.

11

12 **EDDIE YTUARTE:** AS I RECALL, I THINK THERE MIGHT BE ANOTHER
13 SESSION TODAY AND THAT KELSEY IS PUTTING ON, ON UNIVERSAL
14 HOUSING. SO THAT MIGHT BE A PLACE THAT SOME OF US WANT TO GO
15 TO.

16

17 **DAVID DRISKELL:** GREAT, IN THE BACK.

18

19 **SPEAKER:** THANKS, REALLY QUICK, ARE THERE ANY LEGAL BARRIERS TO
20 SEEKING ALTERNATIVE FUNDING SOURCES LIKE CROWDFUNDING? YOU
21 KNOW, SHE WAS MENTIONING PATRONAGE. WE HAVE SO MUCH WEALTH
22 JUST IN THIS COUNTY. IS THERE ANY BARRIER? CAN WE GET OVER
23 THAT SO THAT WE CAN, YOU KNOW, START PUTTING SOME SAFETY FOR
24 SOME OF THESE PROGRAMS AND THEIR FUNDING? THANKS.

25



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1 **DAVID DRISKELL:** DO YOU WANT TO SPEAK TO THE FUNDING? I MEAN,
2 THERE ARE A NUMBER OF FOUNDATIONS THAT ARE SUPPORTING
3 AFFORDABLE HOUSING SPECIFICALLY OR IN SOME CASES PRESERVATION
4 OF HOUSING OR TENANT SUPPORT SERVICES, BUT I THINK MOSTLY IT'S
5 FOCUSED ON THE SORT OF MORE CAPITAL SIDE. THAT'S THE PART I
6 KNOW MORE FROM MY WORK, THE INVESTMENT IN ACTUALLY EITHER
7 HOUSING PRESERVATION OR HOUSING PRODUCTION. I KNOW LESS ON THE
8 TENANT SERVICES SIDE.

9

10 **IRENE FARNSWORTH:** YEAH, I AM NOT GOING TO LIE, IT'S A
11 DIFFICULT TIME FOR FUNDING FOR A LOT OF TENANT LEGAL SERVICE
12 PROVIDERS. THIS HAS BEEN IN THE NEWS THAT THEY HAVE RECENTLY
13 ENDED THEIR HOUSING INITIATIVE AND SEVERAL OTHER AGENCIES, NOT
14 AGENCIES BUT PHILANTHROPIES. META HAD A LARGE HOUSING
15 INITIATIVE THAT CLOSED DOWN. WE HAVE SEEN A RETRACTION IN THIS
16 SPACE, IN PHILANTHROPY, BUT THERE ARE CERTAINLY STILL GROUPS
17 THAT ARE INTERESTED WHICH IS A SOURCE OF FUNDING. WE HEARD A
18 LOT ABOUT REALLY FANTASTIC PROGRAMS THAT RANGE FROM FEDERALLY
19 FUNDED, TO STATE FUNDED, TO LOCALLY FUNDED, TO PRIVATELY
20 FUNDED. A LOT OF THE TIMES THESE ORGANIZATIONS OR THESE
21 PROGRAMS GET FUNDING FROM EACH OF THOSE PLACES, RIGHT? SO I
22 THINK THIS IS A GREAT IDEA TO BE THINKING MORE CREATIVELY
23 ABOUT HOW WE CAN BETTER SUPPORT EACH OTHER AND FUNDRAISING
24 TAKES SO MUCH TIME, SO MUCH ENERGY, HOW WE CAN BETTER SUPPORT
25 EACH OTHER IS A GREAT QUESTION ON WHETHER THAT'S A



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1 CLEARINGHOUSE WHERE THE FUNDING SOURCES ARE OR A BETTER WAY TO
2 SORT OF RAISE FUNDS AND I JUST WANTED TO EMBRACE THE
3 COMPLEXITY OF TRYING TO IDENTIFY. FOR EXAMPLE, IF THERE ARE
4 FEDERAL CUTS, WHAT PROGRAMS ARE MORE FEDERALLY SUPPORTED THAN
5 OTHERS? FOR EXAMPLE, TENANT LEGAL SERVICE ORGANIZATIONS
6 THROUGHOUT THE REGION, THERE ARE MANY THAT RELY ON FEDERAL
7 SUPPORT THAT ARE FEDERALLY, PRIMARILY FEDERALLY FUNDED. THERE
8 ARE OTHERS THAT ARE NOT. SO, I THINK THERE IS THE MAPPING
9 EXERCISE OF WHERE FUNDS ARE FOR SERVICES AND WHAT THEY ARE
10 DEPENDENT ON IS A COMPLICATED EXERCISE. SO, YES. I THINK WE
11 NEED TO DO THIS IN A WAY AS A WHOLE SECTOR, NOT JUST
12 GOVERNMENT EVERYWHERE AND IT'S VERY COMPLICATED HOW OUR
13 FUNDING STREAMS COME TOGETHER FOR OUR PROGRAMS AND OUR
14 DIFFERENT SUPPORTS. SO YEAH, JUST SAYING. YEAH, I HAVE TO TALK
15 TO GENERAL COUNSEL, THE QUESTION FOR ANYONE ONLINE, THE
16 QUESTION IS WHETHER THERE ARE LEGAL BARRIERS. I NEED TO
17 EXPLORE MORE AROUND THE GENERAL COUNSEL ON WHETHER
18 CROWDFUNDING IS SOMETHING WE'RE ELIGIBLE FOR. AS A PUBLIC
19 AGENCY, THERE IS VERY UNIQUE WAYS YOU HAVE TO SET UP BASICALLY
20 LIKE A PHILANTHROPIC ARM, SO BAFA, MY AGENCY HAS A WAY THAT
21 PHILANTHROPIC DONATIONS CAN BE PROCESSED. THAT'S NOT TRUE FOR
22 EVERY PUBLIC AGENCY. SO WE JUST SAW SAN FRANCISCO CREATED --
23 IF ANYONE UNDERSTANDS IT BETTER THAN ME, CHIME IN, A NEW WAY
24 TO ACCEPT FINANCIAL CONTRIBUTIONS FROM PRIVATE DONORS.
25 TYPICALLY, THIS GETS INTO A HAIRY SPACE BECAUSE WE WANT TO



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1 SEPARATE PUBLIC DECISION-MAKING PROCESSES THAT ARE BASED ON
2 THE DEMOCRATIC PROCESS AND A LOT OF OUR CONTRACTING AND WAYS
3 WE GIVE FUNDING AND GET FUNDING IS SUBJECT TO A LOT OF LAWS,
4 TO MAKE SURE THEY'RE SAFEGUARDED. SO THE WORLD OF PRIVATE
5 FUNDING CAN ACTUALLY GET QUITE COMPLICATED AND AS A NON-
6 LAWYER, I CAN'T SPEAK TO ALL OF THOSE INTRICACIES.
7 CROWDFUNDING, I DON'T THINK I HEARD ABOUT THAT, SO I CAN'T
8 SPEAK TO IT, BUT I KNOW THERE IS SOME CAPACITY IN TAKING
9 PRIVATE DOLLARS AT THE PUBLIC LEVEL. THAT MAY BE MORE
10 APPROPRIATED FOR A NON-PROFIT OR PRIVATE ENTITY.

11

12 **DAVID DRISKELL:** I THINK WE ARE ALMOST AT TIME HERE. WE GOT
13 JUST TIME FOR ONE MORE QUESTION AND THEN WE WILL DO A WRAP. I
14 WANT TO ENCOURAGE PEOPLE, IF YOU HAVE THOUGHTS ON WHAT YOU
15 WOULD LIKE TO SEE PRIORITIZED IN THE RESOLUTION COMING OUT OF
16 THE CONFERENCE, NOW IS A GREAT TIME TO BRING THAT UP. I HAVE
17 BEEN TAKING NOTES, BUT I WOULD LOVE TO HEAR YOUR THOUGHTS ON
18 WHAT SHOULD RISE TO THE TOP. YEAH.

19

20 **SPEAKER:** THIS IS SHIA AGAIN, YEAH. SO I WANT TO PLUS ONE TO A
21 LOT OF WHAT ALEXANDRA SAID THAT WE HAVE -- WE ALSO HEAR A LOT
22 ABOUT PEOPLE WHO WANT, WHO WOULD REALLY BENEFIT FROM HAVING
23 MEDIATION WITH FELLOW TENANTS. I THINK LIKE WE'RE HEARING
24 ABOUT IN AFFORDABLE HOUSING BUILDINGS, PEOPLE THAT ARE
25 FORMERLY INCARCERATED AND MOVING INTO THE BUILDINGS. I AM



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1 REALLY EXCITED FOR ALL OF THOSE FOLKS TO HAVE GOOD HOUSING BUT
2 THEN ALSO THERE ARE OFTEN NOT THE SUPPORTS FOR THE PEOPLE
3 ALREADY LIVING THERE FOR WHEN PEOPLE ARISE, FOR THERE TO BE
4 ANY WAY TO DEAL WITH THOSE PROBLEMS OR TO KIND OF NEGOTIATE,
5 YOU KNOW, WOW, IT REALLY DOESN'T WORK FOR ME WHEN YOU ARE
6 SMOKING ON THE PORCH BECAUSE I HAVE ASTHMA OR LIKE, YOU KNOW,
7 ANYTHING ELSE. THE OTHER THING IS THAT I THINK IT'S REALLY
8 WONDERFUL THAT WE'RE TALKING ABOUT KIND OF VISIONARY THINGS. I
9 ALSO THINK THAT WE ARE IN THIS MOMENT WHERE EVERYTHING IS AT
10 RISK, RIGHT? PARTICULARLY EVERYTHING FEDERALLY AND WHAT I
11 WOULD LOVE TO SEE PEOPLE WORKING ON FROM THIS CONFERENCE IS
12 WHAT ARE OUR STRATEGY PLANS AROUND THAT? WHAT ARE WE GOING TO
13 DO WITH SIGNIFICANT THREATS TO HUD SUBSIDIES, WHAT ARE WE
14 GOING TO DO -- YOU KNOW, ARE WE PREPARED FOR CALIFORNIA TO BE
15 LIKE OKAY, YES, AFFORDABLE HOUSING HAS JUST BEEN IMPACTED BUT
16 ALL OF THOSE RULES STILL APPLY, EVEN THOUGH THE FEDERAL
17 GOVERNMENT IS NOT GOING TO ENFORCE THEM. YOU KNOW, AT SENIOR
18 AND DISABILITY ACTION, WE'RE DOING SOME OF THAT WORK AROUND
19 MASS PLANS, COMING UP WITH PLANS FOR TRUMP BANS, PEOPLE
20 WEARING MASKS, TARGETING PEOPLE WHO ARE PROTESTING. WHAT ARE
21 WE GOING TO DO THE NEXT 24 TO 48 HOURS AFTER THAT HAPPENS? I
22 FEEL LIKE WE NEED THE PLANS FOR SO MANY OF THE THINGS WE CAN
23 SEE ARE COMING.
24



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1 **DAVID DRISKELL:** THANKS VERY MUCH. I WANT TO THANK IRENE AND
2 EDDIE FOR YOUR CONTRIBUTIONS AND IF YOU HAVE ANY FINAL
3 REFLECTIONS YOU WANT TO SHARE WITH THE GROUP AND THEN WE WILL
4 CLOSE UP.

5

6 **EDDIE YTUARTE:** JUST GLAD THAT WE GOT INVITED. I HAVE ENJOYED
7 THIS SESSION A WHOLE LOT. I ENJOYED THE QUESTIONS FROM THE
8 PEOPLE. LIKE I SAID, YOU KNOW, I WILL BE AROUND IN CASE YOU
9 FOLKS WANT TO COME UP, HAVE ANY QUESTIONS OR CRITICISMS, OR
10 WHATEVER. ANYWAY, THANKS FOR BEING HERE.

11

12 **IRENE FARNSWORTH:** YEAH, SAME. IF YOU FIND ME HERE OR ALSO IF
13 YOU GOOGLE MY MTC IRENE, I WILL COME UP. I THINK THERE ARE
14 ONLY TWO OF US AT MTC, IT'S THE BENEFIT OF HAVING AN UNUSUAL
15 NAME. PLEASE FEEL FREE TO REACH OUT AND I'LL BE HAPPY TO TALK
16 MORE.

17

18 **DAVID DRISKELL:** I WANT TO THANK EVERYONE FOR BEING HERE, THANK
19 EDDIE AND IRENE. MAKE YOUR WAY OVER TO THE YERBA BUENA ROOM
20 FOR THE KEYNOTE AND YEAH, I LOOK FORWARD TO THE RESOLUTION
21 COMING OUT OF THE CONFERENCE. THANKS EVERYBODY.

22



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