

**From:** [Ellen Beans](#)  
**To:** [MTC-ABAG Info](#)  
**Subject:** Include All-Electric Requirement in the Bay Area Housing Bond  
**Date:** Thursday, March 7, 2024 5:35:08 PM

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Commissioner Libby Schaaf,

As a couple who has joined the growing ranks of homeowners who have converted from a gas-heated home to an electric heat pump system, we certainly want to encourage you to require new building, especially Affordable Housing, to have only electricity to power a home's needs. This is the wave of the future for SO many reasons!! We see now how gas, in all of its forms, is unhealthy for the human family as well as for the earth, our home in the universe.

Besides we don't want our public money spent on putting in an out-dated, harmful infrastructure. It is time to step boldly and wisely, I might add, into the future so that all new construction uses electricity to power heat pump water heaters, HVAC systems and induction stoves. Having this capacity should not be available only for those of us with an income large enough to make this transition. To be equitable and fair, we must make all-electric homes available in low income and affordable homes.

Please support the requirement that bond money must be used to install electric heat pumps and induction stoves for all new and existing affordable housing constructed, acquired or rehabbed with public funds.

Thank you for your consideration of these important housing and health issues.  
Ellen and Larry Beans, Moraga

Ellen Beans

[Redacted signature block]



**From:** [MTC-ABAG Info](#)  
**To:** [Kimberly Ward](#)  
**Subject:** FW: Please include All-Electric Requirement in the Bay Area Housing Bond  
**Date:** Tuesday, March 12, 2024 3:10:00 PM

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Marcella Aranda  
Public Information Officer, Legislation and Public Affairs

BAY AREA METRO | BayAreaMetro.gov  
Association of Bay Area Governments  
Metropolitan Transportation Commission

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**From:** Louis Flores [REDACTED]  
**Sent:** Thursday, March 7, 2024 2:53 PM  
**To:** MTC-ABAG Info <info@bayareametro.gov>  
**Subject:** Please include All-Electric Requirement in the Bay Area Housing Bond

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Commissioner Libby Schaaf,

Hello Everyone,

Thank you for attempting to make the world a better place.

I fervently believe that our planet is experiencing catastrophic climate change.

We must stop burning fossil fuels.

Please help the situation by requiring all-electric units for Affordable Housing created and paid for by public funds.

It will take all of us doing our part to begin to repair the damage to our planet.

Thank you, Take Care, Lou Flores

Louis Flores

[REDACTED]

[REDACTED]

**From:** [Ellen Leng](#)  
**To:** [MTC-ABAG Info](#)  
**Subject:** Include All-Electric Requirement in the Bay Area Housing Bond  
**Date:** Thursday, March 7, 2024 7:44:46 PM

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**\*External Email\***

Commissioner Libby Schaaf,

It is very exciting and very much needed to put an Affordable Housing Bond on the ballot for the Bay Area. We firmly support this step to help relieve the affordable housing crisis in our communities. However, we must also ensure the health and safety of our community, especially those who will be living in affordable housing units, by requiring all-electric appliances in these homes.

To that end, we ask that the Bond require electrification of all appliances and systems within these units, and that new gas infrastructure not be allowed. New construction must be all electric with heat pump water heaters, HVAC systems and induction stoves in order to reduce exposure to toxic indoor air pollution and reduce the overall emissions from this project. In existing construction, the methane gas systems and appliances must be replaced with electric.

Public money should not be used to construct new nor maintain gas infrastructure. To do so would be a counterproductive and harmful investment as our local jurisdictions and state are working to transition to renewable energy and electric appliances. While State and Federal funds are being used to replace gas infrastructure, our local public funds should not continue to install, support or maintain the destructive impacts of natural gas.

We should not have a double standard! Low income and affordable housing tenants deserve the cleanest indoor air quality to reduce asthma in children and in the elderly, by replacing gas in existing units and constructing homes with electric appliances. A mounting body of evidence (more than 4 dozen peer-reviewed studies) details the contribution of indoor natural gas usage to rising rates of asthma and other health impacts.

Given the increasing days of excess heat, the importance of installing electric heat pump HVAC systems is growing since they can provide both heating and AC cooling. Providing low-income tenants with cooling is a significant and often lifesaving benefit, as it reduces the dangerous health impacts of ever hotter temperatures, and drastically increases the resiliency of a neighborhood.

Please support the requirement that bond money must be used to install electric heat pumps and induction stoves for all new and existing affordable housing constructed, acquired or rehabbed with public funds. The cost of installing only electric systems in new construction is likely to be less than installing both electrical and gas piping and appliances. The cost of replacing gas systems with electric in existing housing will represent a modest increase in the

overall cost of each unit. With Federal tax credits through the Inflation Reduction Act and other available funding mechanisms this additional cost could be greatly minimized. Quite simply, it is a necessity for the health of tenants and of our planet.

Thank you for your consideration of these important housing and health issues.

Ellen Leng

[REDACTED]

[REDACTED]

**From:** [MTC-ABAG Info](#)  
**To:** [Kimberly Ward](#)  
**Subject:** FW: Include All-Electric Requirement in the Bay Area Housing Bond  
**Date:** Tuesday, March 12, 2024 3:10:12 PM

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Marcella Aranda  
Public Information Officer, Legislation and Public Affairs

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**From:** Kate Lenhardt [REDACTED]  
**Sent:** Thursday, March 7, 2024 9:41 AM  
**To:** MTC-ABAG Info <info@bayareametro.gov>  
**Subject:** Include All-Electric Requirement in the Bay Area Housing Bond

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**\*External Email\***

Commissioner Libby Schaaf,

It is very exciting and very much needed to put an Affordable Housing Bond on the ballot for the Bay Area. We firmly support this step to help relieve the affordable housing crisis in our communities. However, as a person of faith, I must also ask you to ensure the health and safety of our community, especially those who will be living in affordable housing units, by requiring all-electric appliances in these homes.

To that end, we ask that the Bond require electrification of all appliances and systems within

these units, and that new gas infrastructure not be allowed. New construction must be all electric with heat pump water heaters, HVAC systems and induction stoves in order to reduce exposure to toxic indoor air pollution and reduce the overall emissions from this project. In existing construction, the methane gas systems and appliances must be replaced with electric.

Public money should not be used to construct new nor maintain gas infrastructure. To do so would be a counterproductive and harmful investment as our local jurisdictions and state are working to transition to renewable energy and electric appliances. While State and Federal funds are being used to replace gas infrastructure, our local public funds should not continue to install, support or maintain the destructive impacts of natural gas.

We should not have a double standard! Low income and affordable housing tenants deserve the cleanest indoor air quality to reduce asthma in children and in the elderly, by replacing gas in existing units and constructing homes with electric appliances. A mounting body of evidence (more than 4 dozen peer-reviewed studies) details the contribution of indoor natural gas usage to rising rates of asthma and other health impacts.

Given the increasing days of excess heat, the importance of installing electric heat pump HVAC systems is growing since they can provide both heating and AC cooling. Providing low-income tenants with cooling is a significant and often lifesaving benefit, as it reduces the dangerous health impacts of ever hotter temperatures, and drastically increases the resiliency of a neighborhood.

Please support the requirement that bond money must be used to install electric heat pumps and induction stoves for all new and existing affordable housing constructed, acquired or rehabbed with public funds. The cost of installing only electric systems in new construction is likely to be less than installing both electrical and gas piping and appliances. The cost of replacing gas systems with electric in existing housing will represent a modest increase in the overall cost of each unit. With Federal tax credits through the Inflation Reduction Act and other available funding mechanisms this additional cost could be greatly minimized. Quite simply, it is a necessity for the health of tenants and of our planet.

Thank you for your consideration of these important housing and health issues.

Kate Lenhardt

[REDACTED]

[REDACTED]





March 12, 2024

Sent via Electronic Mail

Fred Castro: [REDACTED]

Kate Hartley, Bay Area Housing Finance Authority (BAHFA) Director  
BAHFA Oversight Committee  
ABAG Housing Committee  
Bay Area Metro Center  
375 Beale Street  
San Francisco, CA 94105

Re: BAHFA Regional Expenditure Plan – Labor Standards

Dear Chair Pedroza, Vice Chair Josefowitz, Chair Romero, Vice Chair Fligor, Committee Members, and Director Hartley:

The 37,000 members of the Nor Cal Carpenters Union have a deeply vested interest in Bay Area housing, both as people who need more abundant housing affordable at all income levels and as the union that organizes and bargains for more unionized construction workers building Bay Area affordable housing than any other single construction trades union.

The proposed BAHFA ballot measure would generate \$10 to \$20B—over half of which will be spent on new construction—allocated to cities and counties throughout the Bay Area. However, due to a state statutory loophole that has been in place since 2001, most low-interest loans of public funds for affordable housing projects do not trigger any State prevailing wage requirement. Considering that only a small number of cities and counties (e.g., San Francisco, San Jose) require that projects that benefit from city-disbursed loans shall pay prevailing wages, the inclusion of strong labor standards should be considered a necessity for the bond measure.

If approved by voters in November, this influx of funds would be the largest ever regional investment in affordable housing and, owing to that significance, should be taken as an opportunity to articulate a clear vision and practical plan for raising labor standards for construction workers who build affordable housing in the Bay Area.


The labor standards set forth in recently enacted state laws (AB 2011, SB 423, and SB 4) provide the best path forward for protecting and improving the lives of residential construction workers, and leveling the playing field for law abiding contractors who often must compete against firms whose business model relies on wage theft and exploitation. The combination of prevailing wages, healthcare expenditures, and apprentice employment opportunities for bond-funded projects ensures that benefits are received by all workers involved in the project, without introducing the practical or political challenges that come from a one-size-fits-all Project Labor Agreement requirement.

While we are encouraged by the prospect of BAHFA applying AB 2011/SB 423 labor standards to the 20% of the bond funds that they will maintain and administer, it would be a mistake to not ensure that these same standards also apply to the 80% of proceeds allocated to the cities and counties.

The current version of the State's BAHFA-authorizing law does not permit BAHFA to write labor standards mandate into the ballot measure and would require us to lobby 13 local governments and the BAHFA board (made up of MTC commissioners) to set labor standards for each. The solution is to alter state law to allow BAHFA to require all local jurisdictions that receive bond funds to adhere to baseline labor standards and to then work through the BAHFA board to write labor standards that will create a level playing field (prevailing wage + health care expenditure standards) and will arm us with the labor compliance enforcement tools (right of private action).

*The Nor Cal Carpenters Union strongly advocates for the inclusion of AB 2011 labor standards, which, in BAHFA staff's own words, offer a chance to "raise the bar" for residential construction workers at a regional scale.* These standards are balanced, feasible, and were widely supported by affordable housing developers when SB 4 made its way through the legislature. We will engage with Staff as well as have two-way communications in the immediate future with Commissioners and with other affordable housing stakeholders to ensure that these standards apply not only to the 20% of funds retained and administered by BAHFA, but to any project receiving bond funds. We look forward to this incredible opportunity to advance enforceable labor standards that protect all workers and lift them up & out of being among the millions of Bay Area residents who qualify for—but generally are not able to find—deed-restricted affordable housing.

Respectfully,

A handwritten signature in black ink that reads "Scott Littlehale". The signature is fluid and cursive, with a large, sweeping initial "S" and a long, thin tail on the "hale" part.

Scott Littlehale  
Executive Research Analyst  
Nor Cal Carpenters Union

**From:** [Marla Moore](#)  
**To:** [MTC-ABAG Info](#)  
**Subject:** Include All-Electric Requirement in the Bay Area Housing Bond  
**Date:** Thursday, March 7, 2024 5:34:13 PM

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**\*External Email\***

Commissioner Libby Schaaf,

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Thank you for your consideration of these important housing and health issues.

Marla Moore

[REDACTED]

[REDACTED]

**From:** [Shaniah Ritzie-Hernandez](#)  
**To:** [MTC-ABAG Info](#)  
**Subject:** Importance of Strong Labor Standards in Bay Area Housing Bond Ballot Measure  
**Date:** Tuesday, March 12, 2024 1:46:02 PM

You don't often get email from shaniah@alamedalabor.org. [Learn why this is important](#)

**\*External Email\***

Good afternoon,

My name is Shaniah, and I am a member of the Pacific Media Workers Guild, Local 39521, I appreciate the opportunity to address the Bay Area Housing Finance Authority Oversight Committee and contribute to the crucial discussion about the potential ballot measure for affordable housing in our region.

I want to express my gratitude to the Committee for taking on the challenging responsibility of addressing the pressing need for safe, affordable housing while also recognizing the importance of providing good jobs for Bay Area residents.

I would like to emphasize three key points for your consideration:

**1. Inclusive Labor Standards:**

Any ballot measure that the Committee approves must incorporate robust and inclusive labor standards that apply uniformly to all bond revenue. It is crucial that these standards do not discriminate but instead ensure fair treatment for all workers involved in the housing projects funded by the bond.

**2. Consensus and Compromise:**

Achieving consensus and compromise among all stakeholders is paramount to the success of the ballot measure. I urge the Committee to facilitate a collaborative process where all parties involved can contribute to identifying a singular, comprehensive labor standard. This approach will not only strengthen the measure but also foster a sense of shared responsibility among stakeholders.

**3. Representation of Union Voters:**

It's essential to recognize that labor unions and their members constitute a significant portion of the local taxpayers who will determine the success of the bond campaign at the ballot box. Therefore, it is in our collective interest to ensure that these hardworking individuals are not only contributing financially but are also given the opportunity to be a part of the construction process, earning family-sustaining wages.

I believe that by prioritizing strong and inclusive labor standards, fostering collaboration among stakeholders, and acknowledging the importance of union voters, we can create a ballot measure that truly addresses the needs of both our communities and our workforce.

Thank you for your time and dedication to this critical matter. I look forward to the positive impact our collective efforts can make in providing affordable housing and good jobs for Bay Area residents.

Best regards,

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Shaniah Ritzie-Hernandez  
Political Organizer



[alamedalabor.org](http://alamedalabor.org)

[Instagram](#) | [Facebook](#) | [Twitter](#)

**From:** [MTC-ABAG Info](#)  
**To:** [Kimberly Ward](#); [John Goodwin](#)  
**Subject:** FW: Include All-Electric Requirement in the Bay Area Housing Bond  
**Date:** Tuesday, March 12, 2024 3:08:05 PM

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Marcella Aranda  
Public Information Officer, Legislation and Public Affairs

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**From:** Judith Weisman [REDACTED]  
**Sent:** Sunday, March 10, 2024 6:40 PM  
**To:** MTC-ABAG Info <info@bayareametro.gov>  
**Subject:** Include All-Electric Requirement in the Bay Area Housing Bond

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Commissioner Libby Schaaf,

I am writing to ask that the affordable housing bond measure for the November ballot include language that requires the new housing to be all-electric.

All-electric appliances, HVAC systems, and water heaters will safeguard residents from the health hazard presented by gas leaks.

At the same time, all-electric housing will move California towards our goal of becoming carbon-neutral.

Please ensure the health of residents and our environment by including an all-electric

requirement in the affordable housing bond proposal.

Judith Weisman

[REDACTED]

[REDACTED]