



375 Beale Street
Suite 800
San Francisco, California
94105

Meeting Agenda

Bay Area Housing Finance Authority

Alfredo Pedroza, Chair Nick Josefowitz, Vice Chair

Wednesday, May 22, 2024

9:40 AM

Board Room - 1st Floor

The Bay Area Housing Finance Authority (BAHFA) is scheduled to meet at 9:40 a.m. or immediately following the 9:35 a.m. Commission meeting.

This meeting shall consist of a simultaneous teleconference call at the following location(s): Union City, City Hall (City Council Chambers) 34009 Alvarado-Niles Road, Union City, CA 94587

Meeting attendees may opt to attend in person for public comment and observation at 375 Beale Street, Board Room (1st Floor). In-person attendees must adhere to posted public health protocols while in the building. The meeting webcast will be available at <https://mtc.ca.gov/whats-happening/meetings/live-webcasts>. Members of the public are encouraged to participate remotely via Zoom at the following link or phone number.

Members of the public participating by Zoom wishing to speak should use the “raise hand” feature or dial *9. When called upon, unmute yourself or dial *6. In order to get the full Zoom experience, please make sure your application is up to date.

Attendee Link: <https://bayareametro.zoom.us/j/81705017507>

iPhone One-Tap: US:

+16694449171,,81705017507# US

+16699006833,,81705017507# US

Join by Telephone (for higher quality, dial a number based on your current location) US:
888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 817 0501 7507

International numbers available: <https://bayareametro.zoom.us/u/kcFzCxuY18>

Detailed instructions on participating via Zoom are available at:

<https://bayareametro.zoom.us/u/kdR1hznEgA>

<https://mtc.ca.gov/how-provide-public-comment-board-meeting-zoom>

Members of the public may participate by phone or Zoom or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name and agenda item number in the subject line. Due to the current circumstances, there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

Clerk: Kimberly Ward

Roster

**Alfredo Pedroza (Chair), Nick Josefowitz (Vice Chair),
Margaret Abe-Koga, Eddie Ahn, David Canepa, Cindy Chavez, Carol Dutra-Vernaci,
Dina El-Tawansy*, Victoria Fleming, Dorene M. Giacomini*, Federal D. Glover,
Matt Mahan, Nate Miley, Stephanie Moulton-Peters, Sue Noack, Gina Papan,
David Rabbitt, Hillary Ronen, Libby Schaaf*, James P. Spering, Sheng Thao
*Non-Voting Members**

1. Call to Order / Roll Call / Confirm Quorum

A quorum of this Authority shall be a majority of its voting members (10).

2. Chair's Report

3. Consent Calendar

3a. [24-0519](#) Approval of the Authority Minutes of the April 24, 2024 Meeting

Action: Authority Approval

Attachments: [3a April 24 2024 Draft BAHFA Minutes.pdf](#)

BAHFA Oversight Committee

- 3b. [24-0656](#) BAHFA Resolution No. 0035. Regional Early Action Planning (REAP) 2.0 Grants - Priority Sites Predevelopment Loan Recommendations

Referral of BAHFA Resolution No. 0035 to the Bay Area Housing Finance Authority to authorize the Executive Director or designee to negotiate and enter into loan agreements and all ancillary documents necessary to implement such loans for the following Priority Site Pilots Projects, with the respective developer or single purpose entity formed by the developer in the amount shown below, for a total cumulative amount not to exceed \$28 million from and subject to receipt of Regional Early Action Planning 2.0 (REAP) funding:

Mandela Station, Mandela Station Affordable, LLC, \$3,000,000; South San Francisco PUC Site, SSF PUC Housing Partners, LLC, \$2,100,000; Lake Merritt BART, East Bay Asian Local Development Corporation, \$3,000,000; North Berkeley BART, North Berkeley Housing, \$3,000,000; Blossom Hill, Blossom Hill NC, L.P., \$3,000,000; Midway Village, Midway Associates 2, L.P., \$2,500,000; Treasure Island, Treasure Island Development Authority, \$3,000,000; Capitol Station, MP Capitol Station Associates I, L.P., \$3,000,000; El Cerrito Plaza, ECP Parcel A South Housing Partners, L.P and ECP Parcel C East Housing Partners, L.P., \$2,400,000; Orbisonia Village, Pacific West Communities Inc.(or affiliated borrowing entity), \$3,000,000.

Action: Authority Approval

Presenter: Ruben Anguiano

Attachments: [3b Summary Sheet Priority Sites Predevelopment Loan Recommendations](#)
[3b Attachment A Presentation Priority Sites Predevelopment Loan Recomr](#)
[3b Attachment B Priority Sites Predevelopment Loan Proposals and Awar](#)
[3b Attachment C List of Priority Sites Technical Assistance Proposals anc](#)
[3b Attachment D Priority Sites Predevelopment Loan Scoring Criteria v2.p](#)
[3b Attachment E Priority Sites Resolution v7.pdf](#)

4. Authority Information

4a. [24-0577](#) Bay Area Housing Finance Authority (BAHFA) Business Plan

Discussion of a proposed resolution to approve the Bay Area Housing Finance Authority's Business Plan; Anticipated CEQA Determination: Exempt Pursuant to Public Resources Code § 21065; Government Code § 64523.

Action: Information

Presenter: Kate Hartley

4b. [24-0575](#) BAHFA's Regional Expenditure Plan

Discussion of a proposed resolution to approve the Bay Area Housing Finance Authority's Regional Expenditure Plan; direct the Executive Director or designee to bring forward a guideline to implement labor standards and to work with the California State Legislature to Amend the San Francisco Bay Area Regional Housing Finance Act to authority BAHFA to impose labor standards on direct recipients of bond proceeds; Anticipated CEQA Determination; Exempt Pursuant to Public Resources Code § 21065; Government Code § 64523.

Action: Information

Presenter: Kate Hartley

Attachments: [4b Summary Sheet BAHFA Expenditure Plan.pdf](#)
[4b Attachment A Presentation BAHFA Regional Expenditure Plan.pdf](#)
[4b Attachment B BAHFA Regional Expenditure Plan.pdf](#)
[4b Attachment C BAHFA Resolution_0032 Adoption BAHFA Expenditure F](#)

4c. [24-0576](#) Consideration of an Affordable Housing General Obligation Bond in an Amount Not To Exceed \$20 Billion

Discussion of a proposed resolution to make certain findings in support of; to call for the election to submit a ballot measure for a general obligation bond for affordable housing in an amount of \$20 billion to the voters of the counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano and Sonoma and the city and county of San Francisco (the “Nine Bay Area Counties”); to consolidate the election at the November 2024 general election; and to authorize staff to take actions related, necessary, or incidental to carrying out the intent of this resolution; Cal. Const. Art. XXXIV Authority: up to 90,000 units.

Action: Information

Presenter: Kate Hartley

Attachments: [4c Summary Sheet Affordable Housing General Obligation Bond v2.pdf](#)
[4c Attachment A Recommendation for Ballot Measure.pdf](#)
[4c Attachment B BAHFA Resolution 0001 Recommendation Housing Bond](#)
[4c Attachment C BAHFA Bond Report DRAFT v4.pdf](#)
[4c Attachment D ABAG EB Initiating Resolution.pdf](#)
[4c Attachment E BAHFA Resolution 0034.docx - Shortcut.pdf](#)
[4c Attachment E BAHFA Resolution 0034 Attachment A Ballot Measure.pr](#)
[4c Attachment E BAHFA Resolution 0034 Attachment B Tax Rate Statem](#)

4d. [24-0634](#) Draft Bay Area Housing Finance Authority (BAHFA) Fiscal Year 2024-25 Operating and Capital Budgets

An informational presentation to the Authority of the Draft MTC FY 2024-25 Operating Budgets.

Action: Information

Presenter: Oscar Quintanilla Lopez

Attachments: [4d Summary Sheet Draft BAHFA FY 2024-25 Budgets.pdf](#)
[4d Attachment A Draft BAHFA FY 2024-25 Budgets.pdf](#)
[4d Attachment B Draft BAHFA FY 2024-25 Budget Presentation.pdf](#)

5. Public Comment / Other Business

*Commissioners and members of the public participating by Zoom wishing to speak should use the “raise hand” feature or dial *9. When called upon, unmute yourself or dial *6.*

6. Adjournment / Next Meeting

The next meeting of the Bay Area Housing Finance Authority is scheduled to be held on Wednesday, June 26, 2024. Any changes to the schedule will be duly noticed to the public.

Public Comment: The public is encouraged to comment on agenda items at Authority meetings by completing a request-to-speak card (available from staff) and passing it to the Authority secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Authority may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Authority meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Authority members, key staff and others as appropriate. Copies will be available at the meeting.