



375 Beale Street  
Suite 800  
San Francisco, California  
94105

## Meeting Minutes

### Bay Area Housing Finance Authority

*Alfredo Pedroza, Chair   Nick Josefowitz, Vice Chair*

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Wednesday, May 22, 2024

9:40 AM

Board Room - 1st Floor

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#### 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. Giacopini\*, 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**

**Chair Pedroza called the meeting order at 11:32 a.m.**

#### 1. Call to Order / Roll Call / Confirm Quorum

**Present:** 14 - Chair Pedroza, Vice Chair Josefowitz, Commissioner Abe-Koga, Commissioner Canepa, Commissioner Chavez, Commissioner Dutra-Vernaci, Commissioner Fleming, Commissioner Glover, Commissioner Moulton-Peters, Commissioner Noack, Commissioner Papan, Commissioner Rabbitt, Commissioner Ronen and Commissioner Spering

**Absent:** 4 - Commissioner Ahn, Commissioner Mahan, Commissioner Miley and Commissioner Thao

Commissioner Glover was absent during the roll call and arrived during agenda item 4a.

Commissioner El-Tawansy invoked AB 2449 (just cause) due to a work event and was counted as present for the meeting.

Non-Voting Commissioners Present: Commissioner El-Tawansy and Commissioner Giacopini

Non-Voting Commissioner Absent: Commissioner Schaaf

#### 2. Chair's Report

**There was nothing to report.**

**3. Consent Calendar**

**Upon the motion by Commissioner Abe-Koga and seconded by Commissioner Spering, the Authority unanimously approved the Consent Calendar by the following vote:**

**Aye:** 12 - Chair Pedroza, Vice Chair Josefowitz, Commissioner Abe-Koga, Commissioner Canepa, Commissioner Chavez, Commissioner Dutra-Vernaci, Commissioner Fleming, Commissioner Moulton-Peters, Commissioner Noack, Commissioner Papan, Commissioner Ronen and Commissioner Spering

**Absent:** 6 - Commissioner Ahn, Commissioner Glover, Commissioner Mahan, Commissioner Miley, Commissioner Rabbitt and Commissioner Thao

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

**Action:** Authority Approval

***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

## 4. Authority Information

Public comments were taken for agenda items 4a, 4b, and 4c all together with the following members of the public called to speak: Ron Brown, Matt Regan (Bay Area Council), April Atkins (NCCU), Victor Mibelli (NCCU), Kevin Maxemin (NCCU), Steve Harris (NCCU), Edward Evans (NCCU), Anthony Carroll (NCCU), Zack Deutsch-Gross (TransForm), Tim Reyff (NCCU), and Scott Littehale (NCCU).

**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

**Commissioner Glover arrived during agenda item 4a.**

**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

Written correspondence was received from NorCal Carpenters Union (NCCU), and Bay Area Council.

**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

Written correspondence was received from Gregg Dieguez, Susan Kirsch, and Roma Dawson (League of Women Voters).

**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

**5. Public Comment / Other Business**

**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.**