



Meeting Minutes - Draft

Bay Area Housing Finance Authority Oversight Committee

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

Wednesday, May 8, 2024

12:00 PM

Board Room - 1st Floor

Joint meeting with the ABAG Housing Committee

Roster

Margaret Abe-Koga, Cindy Chavez, Victoria Fleming, Federal Glover,
Nick Josefowitz, Nate Miley, Gina Papan, Alfredo Pedroza, Hilary Ronen
Libby Schaaf (nonvoting), Sheng Thao

1. Call to Order / Roll Call / Confirm Quorum / Compensation Announcement

In the absence of Chair Pedroza, Commissioner Gina Papan participated as the acting Chair of the BAHFA Oversight Committee, she called the meeting to order at XXXX.

Present: 7 - Abe-Koga, Chavez, Glover, Miley, Papan, Ronen, and Schaaf

Absent: 4 - Fleming, Josefowitz, Pedroza, and Thao

2. Public Comment

3. Committee Member Announcements

4. Chairs' Report

Chair Romero gave the report.

- 4a. [24-0584](#) ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for May 8, 2024

5. ABAG Housing Committee Consent Calendar

The ABAG Housing Committee took action on this item.

- 5a. [24-0585](#) Approval of ABAG Housing Committee Minutes of April 10, 2024

6. BAHFA Oversight Committee Consent Calendar

Upon the motion by Ronen and second by Glover, the BAHFA Oversight Committee approved the Consent Calendar. The motion passed unanimously by the following vote:

Absent: 4 - Fleming, Josefowitz, Pedroza and Thao

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6a. [24-0586](#) Approval of BAHFA Oversight Committee Minutes of April 10, 2024

7. REAP 2.0 Priority Sites

7a. [24-0589](#) 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.

Bee Coleman, East Bay Permanent Real Estate Cooperative, spoke on this item.

Upon the motion by Glover and seconded by Abe-Koga, this Report was approved. The motion carried by the following vote:

Aye: 7 - Abe-Koga, Chavez, Glover, Miley, Papan, Ronen and Schaaf

Absent: 4 - Fleming, Josefowitz, Pedroza and Thao

8. Bay Area Preservation Initiatives

- 8a. [24-0588](#) Presentation to update committee members on BAHFA's preservation pilot programs and spotlight project examples from Bay Area preservation practitioners
- Ginny Madsen, spoke on this item.
Chris Schildt, Urban Habitat, spoke on this item.
Kyle Smeallie, San Francisco Community Land Trust, spoke on this item.
Delma Hernandez, South Bay Community Land Trust, spoke on this item.
Tracy Parent, Bay Area Community Land Trust, spoke on this item.

9. Bay Area Affordable Housing Pipeline

- 9a. [24-0587](#) Presentation of the Bay Area Affordable Housing Pipeline database, which inventories the region's affordable housing developments in various stages of predevelopment.

10. Adjournment / Next Meeting

The next joint meeting of the BAHFA Oversight and ABAG Housing Committee is on June 12, 2024.