



375 Beale Street
Suite 800
San Francisco, California
94105

Meeting Minutes - Draft

Bay Area Housing Finance Authority

Chair, Alfredo Pedroza, Supervisor, County of Napa
Vice Chair, Nick Josefowitz

Wednesday, June 22, 2022

10:00 AM

HYBRID (In person option available)

Special Meeting

Bay Area Housing Finance Authority

Roster:

Alfredo Pedroza (Chair), Nick Josefowitz (Vice Chair), Margaret Abe-Koga, Eddie Ahn, David Canepa, Cindy Chavez, Damon Connolly, Carol Dutra-Vernaci, Dina El-Tawansy*, Victoria Fleming, Dorene M. Giacomini*, Federal D. Glover, Sam Liccardo, Nate Miley, Gina Papan, David Rabbitt, Hillary Ronen, Libby Schaaf, James P. Spering, Amy R. Worth

***Non-Voting Members**

1. Call to Order / Roll Call / Confirm Quorum

Chair Pedroza called the meeting to order. Quorum was present.

Present: 14 - Commissioner Abe-Koga, Commissioner Ahn, Commissioner Chavez, Commissioner Connolly, Commissioner Dutra-Vernaci, Commissioner Glover, Vice Chair Josefowitz, Commissioner Miley, Commissioner Papan, Chair Pedroza, Commissioner Rabbitt, Commissioner Schaaf, Commissioner Spering and Commissioner Worth

Absent: 4 - Commissioner Canepa, Commissioner Fleming, Commissioner Liccardo and Commissioner Ronen

2. Chair's Report

2.a. [22-0988](#) BAHFA Chair's Report for June 22, 2022

Chair Pedroza gave the report.

3. Executive Director's Report

3.a. [22-0989](#) Executive Director's Report for June 22, 2022

4. BAHFA Member Comments

5. Consent Calendar

Upon the motion by Spering and second by Dutra-Vernaci, the Bay Area Housing Finance Authority approved the Consent Calendar. The motion passed unanimously by the following vote:

Aye: 14 - Commissioner Abe-Koga, Commissioner Ahn, Commissioner Chavez, Commissioner Connolly, Commissioner Dutra-Vernaci, Commissioner Glover, Vice Chair Josefowitz, Commissioner Miley, Commissioner Papan, Chair Pedroza, Commissioner Rabbitt, Commissioner Schaaf, Commissioner Spering and Commissioner Worth

Absent: 4 - Commissioner Canepa, Commissioner Fleming, Commissioner Liccardo and Commissioner Ronen

5.a. [22-0990](#) Approval of BAHFA Minutes of April 27, 2022

5.b. [22-0991](#) BAHFA Resolution No. 14 - Providing for Remote Meetings Pursuant to Assembly Bill 361

6. BAHFA Oversight Committee

6.a. [22-0992](#) Report on BAHFA Oversight Committee Meetings of May 12, 2022 and June 9, 2022

Chair Schaaf gave the report.

7. BAHFA Fiscal Year 2022-2023 Budget

7.a. [22-0993](#) Adoption of BAHFA Resolution No. 12 approving Bay Area Housing Finance Authority Fiscal Year 2022-2023 Budget, including the \$20 million State Grant

Upon the motion by Rabbitt and second by Worth, the Bay Area Housing Finance Authority adopted Resolution No. 12. The motion passed unanimously by the following vote:

Aye: 13 - Commissioner Abe-Koga, Commissioner Ahn, Commissioner Chavez, Commissioner Connolly, Commissioner Dutra-Vernaci, Commissioner Glover, Vice Chair Josefowitz, Commissioner Miley, Commissioner Papan, Chair Pedroza, Commissioner Rabbitt, Commissioner Spering and Commissioner Worth

Absent: 5 - Commissioner Canepa, Commissioner Fleming, Commissioner Liccardo, Commissioner Ronen and Commissioner Schaaf

8. BAHFA Nonprofit Public Benefit Corporation

8.a. [22-1002](#) Adoption of Resolution No. 15 approving the creation of and appointment of BAHFA board members to an affiliated California nonprofit public benefit corporation incorporated for the purpose of receiving funds to facilitate the mission and mandate of the Bay Area Housing Finance Authority

Upon the motion by Glover and second by Spering, the Bay Area Housing Finance Authority adopted Resolution No. 15. The motion passed unanimously by the following vote:

Aye: 13 - Commissioner Abe-Koga, Commissioner Ahn, Commissioner Chavez, Commissioner Connolly, Commissioner Dutra-Vernaci, Commissioner Glover, Vice Chair Josefowitz, Commissioner Miley, Commissioner Papan, Chair Pedroza, Commissioner Rabbitt, Commissioner Spering and Commissioner Worth

Absent: 5 - Commissioner Canepa, Commissioner Fleming, Commissioner Liccardo, Commissioner Ronen and Commissioner Schaaf

9. Welfare Tax Exemption Preservation Program; Recommended CEQA Determination: Exempt Pursuant to CEQA Guideline 15061(b)(3)

9.a. [22-1003](#) Adoption of Resolution No. 16 approving the creation of a Welfare Tax Exemption Preservation Program (Program) to assist housing developers secure a welfare tax exemption necessary to create and preserve permanently affordable housing

Upon the motion by Spering and second by Worth, the Bay Area Housing Finance Authority adopted Resolution No. 12. The motion passed unanimously by the following vote:

Aye: 12 - Commissioner Abe-Koga, Commissioner Ahn, Commissioner Connolly, Commissioner Dutra-Vernaci, Commissioner Glover, Vice Chair Josefowitz, Commissioner Miley, Commissioner Papan, Chair Pedroza, Commissioner Rabbitt, Commissioner Spering and Commissioner Worth

Absent: 6 - Commissioner Canepa, Commissioner Chavez, Commissioner Fleming, Commissioner Liccardo, Commissioner Ronen and Commissioner Schaaf

10. Potential Regional Revenue Options for Housing and Transportation

10.a. [22-1077](#) Next Steps on Regional Affordable Housing Bond

Overview of timeline and key next steps for placement of a regional affordable housing bond on the November 2024 ballot; Direction to staff to proceed and assign oversight of staff progress to the BAHFA Oversight Committee

The following gave public comment: Ja'Nai Aubrey, Sangeeta Sarkar.

Upon the motion by Worth and second by Spering, the Bay Area Housing Finance Authority assigned the BAHFA Oversight Committee to collaborate with the ABAG Housing Committee to undertake preparatory work necessary to enable consideration of a potential housing revenue measure in 2024. The motion passed unanimously by the following vote:

Aye: 12 - Commissioner Abe-Koga, Commissioner Ahn, Commissioner Connolly, Commissioner Dutra-Vernaci, Commissioner Glover, Vice Chair Josefowitz, Commissioner Miley, Commissioner Papan, Chair Pedroza, Commissioner Rabbitt, Commissioner Spring and Commissioner Worth

Absent: 6 - Commissioner Canepa, Commissioner Chavez, Commissioner Fleming, Commissioner Liccardo, Commissioner Ronen and Commissioner Schaaf

11. Public Comment / Other Business

12. Adjournment / Next Meeting

Chair Pedroza adjourned the meeting at about 1:28 p.m. The next meeting of the Bay Area Housing Finance Authority is on July 27, 2022.