



375 Beale Street
Suite 800
San Francisco, California
94105

Meeting Agenda

Bay Area Housing Finance Authority

Sue Noack, Chair Stephanie Moulton-Peters, Vice Chair

Wednesday, May 27, 2026

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 preceding meeting, whichever occurs later. This meeting shall consist of a simultaneous teleconference call at the following location(s):
City Clerk's Conference Room, Mountain View City Hall, Third Floor, 500 Castro Street,
Mountain View, CA 94041

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/86530213760>

iPhone One-Tap: US:

+16694449171,,86530213760# US or +16699006833,,86530213760# US (San Jose)

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: 865 3021 3760

International numbers available: <https://bayareametro.zoom.us/u/kdd2aFUEUD>

All standing committee meeting agendas may also be accessed on MTC's website here:

<https://mtc.ca.gov/meetings-events>

On Legistar here: <https://mtc.legistar.com/Calendar.aspx>

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 during the meeting. In order to be posted to the meeting's web page and circulated to committee members prior to the meeting, written comments must be sent by email at info@bayareametro.gov by 5:00 p.m. two (2) business days before the scheduled meeting date. Please include the committee or board meeting name and agenda item number in the subject line.

All comments received will be submitted into the record.

Roster

Sue Noack (Chair), Stephanie Moulton-Peters (Vice Chair),
Margaret Abe-Koga, Eddie Ahn, David Ambuehl*, Candace Andersen,
Marilyn Ezzy Ashcraft, Pat Burt, Noelia Corzo, Victoria Fleming,
Dorene M. Giacomini*+, Alicia John-Baptiste, Barbara Lee, Matt Mahan,
Amber Manfree, Mitch Mashburn, Myrna Melgar, Nate Miley, Gina Papan,
Belia Ramos, Libby Schaaf*

*Non-Voting Members

+Remote per Government Code s. 54953(c)

1. Call to Order / Roll Call / Confirm Quorum

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

2. Chair's Report**3. Consent Calendar**

- 3a. [26-0638](#) Approval of the BAHFA Minutes of the December 17, 2025 meeting

Action: Authority Approval

Attachments: [3a 26-0638 December 17 2025 Draft Meeting Minutes.pdf](#)

4. BAHFA Oversight Committee Report (Ramos)

- 4a. [26-0639](#) BAHFA Resolution No. 016. Welfare Tax Exemption Preservation Program - Update to Terms and Name

Adoption of Resolution No. 16, Revised to update the terms of the Welfare Tax Exemption Preservation Program (Program), expanding the program to include new construction projects and changing its name to the "Welfare Tax Exemption Program"

Action: Authority Approval

Presenter: Somaya Abdelgany

Attachments: [4a 26-0639 1 Summary Sheet Welfare Tax Exemp Preservation Program](#)

[4a 26-0639 2 BAHFA Resolution 0016 Clean.pdf](#)

[4a 26-0639 3 BAHFA Resolution 0016 Redlined.pdf](#)

[4a 26-0639 4 BAHFA Resolution 0016 Attachment A Term Sheet.pdf](#)

[4a 26-0639 5 Presentation.pdf](#)

- 4b. [26-0640](#) BAHFA Resolution No. 039. Welfare Tax Exemption Program - Adoption of Fee Schedule and Delegation of Authority

Adoption of Resolution No. 39 to adopt a fee schedule for the Welfare Tax Exemption Program and to delegate authority to staff to collect those fees from program applicants and to approve fee reduction requests if such a request meets the criteria specified in the adopted Fee Schedule

Action: Authority Approval

Presenter: Lydia Tan

Attachments: [4b 26 0640 1 Summary Sheet Welfare Tax Exemption Fee Schedule.pdf](#)
[4b 26-0640 2 May 13 Summary Sheet Welfare Tax Exemption Fee Sche](#)
[4b 26-0640 3 BAHFA Resolution 0039.pdf](#)
[4b 26-0640 4 WTEP Fee Schedule.pdf](#)
[4b 26-0640 5 Presentation Welfare Tax Exemption Fee Schedule.pdf](#)

5. BAHFA Information

- 5a. [26-0641](#) Bay Area Housing Financing Authority (BAHFA) Draft Fiscal Year (FY) 2026-27 Operating and Capital Budget

Presentation on the BAHFA Draft FY 2026-27 Operating and Capital Budget.

Action: Information

Presenter: Ilesha Spencer

Attachments: [5a 26 0641 1 Summary Sheet Draft BAHFA FY 2026-27 Operating Budg](#)
[5a 26 0641 2 Attachment A Draft BAHFA FY 2026-27 Operating Budget.](#)
[5a 26-0641 3 Presentation Draft BAHFA FY 2026-27 Operating Budget.pc](#)

6. Public Comment / Other Business

*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.*

7. Adjournment / Next Meetings:

The next regular meeting of the Bay Area Housing Financing Authority is scheduled to be held at the Bay Area Metro Center, 375 Beale Street, San Francisco on Wednesday, June 24, 2026. 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 Título 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.