



375 Beale Street  
Suite 800  
San Francisco, California  
94105

## Meeting Agenda - Final

### Bay Area Housing Finance Authority

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

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Wednesday, June 22, 2022

10:00 AM

HYBRID (In person option available)

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#### Special Meeting

##### Bay Area Housing Finance Authority

The Bay Area Housing Finance Authority is scheduled to meet on Wednesday, June 22, 2022 at 10:00 a.m., in the Bay Area Metro Center (Hybrid - In Person Option Available).

In light of Governor Newsom's State of Emergency declaration regarding COVID-19 and in accordance with Assembly Bill 361's (Rivas) provisions allowing remote meetings, this meeting will be accessible via webcast, teleconference, and Zoom for all participants.

A Zoom panelist link for meeting participants will be sent separately to committee, commission, or board members.

The meeting webcast will be available at: <https://mtc.ca.gov/meetings-events/live-webcasts>

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

Members of the public are encouraged to participate remotely via Zoom at the following link or phone number:

Please click the link below to join the webinar:

<https://bayareametro.zoom.us/j/86413346652>

Or One tap mobile :

US: +13462487799,,86413346652# or +12532158782,,86413346652#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 253 215 8782 or +1 408 638 0968 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 864 1334 6652

International numbers available: <https://bayareametro.zoom.us/j/86413346652>

Detailed instructions on participating via Zoom are available at:

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

Committee members and members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial "\*9".

In order to get the full Zoom experience, please make sure your application is up to date.

Members of the public may participate by phone or Zoom or may submit comments by email at [info@bayareametro.gov](mailto:info@bayareametro.gov) by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name 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.

**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

*A quorum of BAHFA shall be a majority of its voting members (10).*

## 2. Chair's Report

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

**Action:** Information

**Presenter:** Alfredo Pedroza

## 3. Executive Director's Report

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

**Action:** Information

**Presenter:** Therese W. McMillan

## 4. BAHFA Member Comments

## 5. Consent Calendar

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

**Action:** Approval

**Presenter:** Secretary

**Attachments:** [05a BAHFA Minutes 20220427 Draft.pdf](#)

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

**Action:** Approval

**Presenter:** Kathleen Kane

**Attachments:** [05b 1 Summary Sheet BAHFA Resolution 14 AB 361.pdf](#)

[05b 2 Attachment TEMP-BAHFA-RES-0014.pdf](#)

## 6. BAHFA Oversight Committee

- 6.a. [22-0992](#) Report on BAHFA Oversight Committee Meetings of May 12, 2022 and June 9, 2022
- Action:** Information
- Presenter:** Libby Schaaf

## 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
- Action:** Approval
- Presenter:** Derek Hansel
- Attachments:** [07a 1 Summary Sheet BAHFA Fiscal Year 2022 2023 Budget v1.pdf](#)  
[07a 2 Attachment A TEMP-BAHFA-RES-0012.pdf](#)  
[07a 3 Attachment B Presentation BAHFA FY23 Budget Approval v2.pdf](#)

## 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
- Action:** Approval
- Presenter:** Kate Hartley
- Attachments:** [08a 1 Summary Sheet BAHFA Nonprofit Public Benefit Corporation v1.pdf](#)  
[08a 2 Attachment A TEMP-BAHFA-RES-0015 v2.pdf](#)  
[08a 3 Attachment B Presentation Creation of Affiliated Nonprofit.pdf](#)

## 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

**Action:** Approval

**Presenter:** Kate Hartley

**Attachments:** [09a 1 Summary Sheet BAHFA Welfare Tax Exemption Preservation Program v](#)  
[09a 2 Attachment A TEMP-BAHFA-RES-0016.pdf](#)  
[09a 3 Attachment B BAHFA Welfare Tax Exemption Preservation Term Sheet v](#)  
[09a 4 Attachment C Presentation Welfare Tax Exemption Preservation Program](#)

## 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

**Action:** Approval

**Presenter:** Kate Hartley

**Attachments:** [10a 1 Summary Sheet Potential Regional Housing Transportation Revenue Mea](#)  
[10a 2 Attachment Presentation Potential 2024 Regional Housing Revenue Mea](#)

## 11. Public Comment / Other Business

*Information*

## 12. Adjournment / Next Meeting

*The next meeting of the Bay Area Housing Finance Authority is scheduled to be held on Wednesday, July 27, 2022. Any changes to the schedule will be duly noticed to the public.*

**Public Comment:** The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee 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 Committee 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:** Committee 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](http://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.

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

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.