



Bay Area Metro Center  
375 Beale Street  
Suite 700  
San Francisco, California

## Meeting Agenda - Final

### ABAG Housing Committee

*Chair, Carlos Romero, Councilmember, East Palo Alto*  
*Vice Chair, Neysa Fligor, Councilmember, City of Los Altos*

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Thursday, June 9, 2022

1:00 PM

REMOTE

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**Association of Bay Area Governments  
Housing Committee  
Joint Meeting with the BAHFA Oversight Committee**

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://abag.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/81906440760>

Or One tap mobile :

US: +13462487799,,81906440760# or +12532158782,,81906440760#

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: 819 0644 0760

Detailed instructions on participating via Zoom are available at:

<https://abag.ca.gov/zoom-information>

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.

The ABAG Housing Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

**Roster**

Jesse Arreguin, Nikki Fortunato Bas, David Canepa, Pat Eklund,  
Maya Esparza, Neysa Fligor, Gordon Mar, Karen Mitchoff, Belia Ramos,  
Carlos Romero, James Spering

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

*Quorum is a majority of members present.*

**2. Public Comment**

*Information*

**3. Committee Member Announcements**

*Information*

**4. Chairs' Report**

- 4.a. [22-0942](#) ABAG Housing Committee and BAHFA Oversight Committee Chairs'  
Report for June 9, 2022

**Action:** ABAG Housing Committee Information  
BAHFA Oversight Committee Information

**Presenter:** Carlos Romero  
Libby Schaaf

**5. Executive Director's Report**

- 5.a. [22-0943](#) Executive Director's Report for June 9, 2022

**Action:** ABAG Housing Committee Information  
BAHFA Oversight Committee Information

**Presenter:** Therese W. McMillan

**6. ABAG Housing Committee Consent Calendar**

- 6.a. [22-0944](#) Approval of ABAG Housing Committee Minutes of May 12, 2022

**Action:** ABAG Housing Committee Approval

**Presenter:** Clerk of the Board

**Attachments:** [06a HC Minutes 20220512 Draft.pdf](#)

**7. BAHFA Oversight Committee Consent Calendar**

7.a. [22-0945](#) Approval of BAHFA Oversight Committee Minutes of May 12, 2022

Action: BAHFA Oversight Committee Approval

Presenter: Secretary

Attachments: [07a BAHFA OC Minutes 20220512 Draft.pdf](#)

**8. BAHFA Fiscal Year 2022-2023 Budget**

8.a. [22-0999](#) Adoption of BAHFA Resolution No. 12 approving Bay Area Housing Finance Authority Fiscal Year 2022-2023 Budget, including the \$20 million State Grant

Action: BAHFA Oversight Committee Approval

Presenter: Derek Hansel

Attachments: [08a 1 Summary Sheet BAHFA Budget Adoption FY 22-23.pdf](#)  
[08a 2 Attachment A FY23 BAHFA Operating Budget Draft 5-9-22.pdf](#)  
[08a 3 Attachment B TEMP-BAHFA-RES-0012.pdf](#)  
[08a 4 Attachment C Presentation BAHFA FY23 Budget Approval v2.pdf](#)

**9. BAHFA Nonprofit Public Benefit Corporation**

9.a. [22-1000](#) 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: BAHFA Oversight Committee Approval

Presenter: Kate Hartley

Attachments: [09a 1 Summary Sheet BAHFA Creation of Affiliated Nonprofit Corporation.pdf](#)  
[09a 2 Attachment A TEMP-BAHFA-RES-0015.pdf](#)  
[09a 3 Attachment B Presentation Creation of Affiliated Nonprofit.pdf](#)

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

- 10.a. [22-1001](#) 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:** BAHFA Oversight Committee Approval

**Presenter:** Kate Hartley

**Attachments:** [10a 1 Summary Sheet BAHFA Welfare Tax Exemption Preservation Program.p](#)  
[10a 2 Attachment A BAHFA Welfare Tax Exemption Preservation Term Sheet.p](#)  
[10a 3 Attachment B TEMP-BAHFA-RES-0016.pdf](#)  
[10a 4 Attachment C Presentation Welfare Tax Exemption Preservation Program](#)

## 11. Bay Area Regional Energy Network

- 11.a. [22-0946](#) Overview of BayREN Programs and Opportunities for Collaboration with BAHFA

Presentation overview of the Bay Area Regional Energy Network portfolio of energy efficiency programs with a focus on the residential programs and the opportunities for BAHFA-funded projects to incorporate energy efficiency and electrification measures.

**Action:** ABAG Housing Committee Information  
BAHFA Oversight Committee Information

**Presenter:** Jenny Berg

**Attachments:** [11a 1 Summary Sheet BayREN Overview.pdf](#)  
[11a 2 Attachment BayREN Joint ABAG Housing and BAHFA Oversight Commi](#)

## 12. Adjournment / Next Meeting

*The next joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee is on July 14, 2022.*

**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.



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

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**File #:** 22-0942      **Version:** 1      **Name:**

**Type:** Report      **Status:** Informational

**File created:** 5/6/2022      **In control:** ABAG Housing Committee

**On agenda:** 6/9/2022      **Final action:**

**Title:** ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for June 9, 2022

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for June 9, 2022

Carlos Romero  
Libby Schaaf

ABAG Housing Committee Information  
BAHFA Oversight Committee Information



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
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## Legislation Details (With Text)

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**File #:** 22-0943      **Version:** 1      **Name:**

**Type:** Report      **Status:** Informational

**File created:** 5/6/2022      **In control:** ABAG Housing Committee

**On agenda:** 6/9/2022      **Final action:**

**Title:** Executive Director's Report for June 9, 2022

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Executive Director's Report for June 9, 2022

Therese W. McMillan

ABAG Housing Committee Information  
BAHFA Oversight Committee Information



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

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**File #:** 22-0944      **Version:** 1      **Name:**  
**Type:** Minutes      **Status:** Consent  
**File created:** 5/6/2022      **In control:** ABAG Housing Committee  
**On agenda:** 6/9/2022      **Final action:**  
**Title:** Approval of ABAG Housing Committee Minutes of May 12, 2022  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [06a HC Minutes 20220512 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Housing Committee Minutes of May 12, 2022

Clerk of the Board

ABAG Housing Committee Approval





Bay Area Metro Center  
375 Beale Street  
Suite 700  
San Francisco, California

## Meeting Minutes - Draft

### ABAG Housing Committee

*Vice Chair, Carlos Romero, Councilmember, City of East Palo Alto*

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Thursday, May 12, 2022

1:00 PM

REMOTE (In person option available)

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**Association of Bay Area Governments  
Housing Committee  
Joint Meeting with the BAHFA Oversight Committee**

The ABAG Housing Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

#### **Roster**

**Jesse Arreguin, Nikki Fortunato Bas, David Canepa, Pat Eklund,  
Maya Esparza, Neysa Fligor, Gordon Mar, Karen Mitchoff, Belia Ramos,  
Carlos Romero, James Spering**

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

Vice Chair Romero called the meeting to order at about 1:04 p.m. Quorum was present.

**Present:** 9 - Arreguin, Bas, Eklund, Fligor, Mar, Mitchoff, Ramos, Romero, and Spering

**Absent:** 2 - Canepa, and Esparza

#### **2. Public Comment**

The following gave public comment: Gaeta Rao; Efren Carillo; Matthew Reed, Silicon Valley at Home; Ken Kirkey, All Home; Rodney Nickens, San Francisco Foundation; Ken Chan, Housing Leadership Council of San Mateo County; Matt Huerta, NPH Northern California; Nevada Merriman, Mid Peninsula Housing.

#### **3. ABAG Housing Committee Election of Chair and Vice Chair**

##### **3.a. [22-0846](#) Election of ABAG Housing Committee Chair and Vice Chair**

Upon the motion by Arreguin and second by Mitchoff, the ABAG Housing Committee elected Carlos Romero, Councilmember, City of East Palo Alto, as Chair and Neysa Fligor, Councilmember, City of Los Altos, as Vice Chair. The motion passed unanimously by the following vote:

**Aye:** 8 - Arreguin, Bas, Eklund, Fligor, Mitchoff, Ramos, Romero, and Spering

**Absent:** 3 - Canepa, Esparza, and Mar

#### **4. Committee Member Announcements**

#### **5. Chairs' Report**

- 5.a. [22-0703](#) ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for May 12, 2022

Vice Chair Romero and Vice Chair Worth gave the report.

#### **6. Executive Director's Report**

- 6.a. [22-0704](#) Executive Director's Report for May 12, 2022

Brad Paul gave the report.

#### **7. ABAG Housing Committee Consent Calendar**

Upon the motion by Arreguin and second by Ramos, the ABAG Housing Committee approved the Consent Calendar. The motion passed by the following vote:

**Aye:** 7 - Arreguin, Bas, Eklund, Mitchoff, Ramos, Romero, and Spering

**Absent:** 3 - Canepa, Esparza, and Mar

**Abstain:** 1 - Fligor

- 7.a. [22-0705](#) Approval of ABAG Housing Committee Minutes of April 14, 2022

#### **8. BAHFA Oversight Committee Consent Calendar**

The BAHFA Oversight Committee took action on this item.

- 8.a. [22-0706](#) Approval of BAHFA Oversight Committee Minutes of April 14, 2022

- 8.b. [22-0931](#) Adoption of BAHFA Resolution No. 11 to apply Metropolitan Transportation Commission (MTC) Resolution No. 3619 and other MTC rules for administration, employee relations, contracting and other business operations to BAHFA

#### **9. Regional Housing Technical Assistance Program**

**9.a.**     [22-0741](#)     Update on Regional Housing Technical Assistance Program

Regional Housing Technical Assistance Program update on recent technical assistance to support local jurisdictions with Housing Elements, including status of local REAP suballocations.

Heather Peters gave the report.

**10. Housing Incentive Pool (HIP) Program**

**10.a.**     [22-0740](#)     Housing Incentive Pool (HIP) Program Progress Report (2018-20)

An update on the first three years of progress (2018 to 2020) on the Housing Incentive Pool (HIP) program, which rewards Bay Area jurisdictions that produce or preserve the most affordable housing over a five-year period. Housing progress for the remaining two years, 2021 and 2022, will be reflected in future HIP program reporting as data becomes available.

Mallory Atkinson gave the report.

**11. Adjournment / Next Meeting**

Vice Chair Romero adjourned the meeting at about 2:26 p.m. The next joint meeting of the ABAG Housing Committee and the BAHFA Oversight Committee is on June 9, 2022.



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

**File #:** 22-0945      **Version:** 1      **Name:**

**Type:** Minutes      **Status:** Consent

**File created:** 5/6/2022      **In control:** Bay Area Housing Finance Authority Oversight Committee

**On agenda:** 6/9/2022      **Final action:**

**Title:** Approval of BAHFA Oversight Committee Minutes of May 12, 2022

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [07a BAHFA OC Minutes 20220512 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of BAHFA Oversight Committee Minutes of May 12, 2022

Secretary

BAHFA Oversight Committee Approval



Bay Area Metro Center  
375 Beale Street  
San Francisco, CA 94105

## Meeting Minutes - Draft

### Bay Area Housing Finance Authority Oversight Committee

*Chair, Libby Schaaf, Mayor, City of Oakland*  
*Vice Chair, Amy Worth, Mayor, City of Orinda*

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Thursday, May 12, 2022

1:00 PM

REMOTE (In person option available)

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**Bay Area Housing Finance Authority  
Oversight Committee  
Joint Meeting with the ABAG Housing Committee**

The BAHFA Oversight Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <https://mtc.ca.gov/>

For information, contact Clerk of the Board at (415) 820-7913.

#### **Roster**

Margaret Abe-Koga, David Canepa, Federal Glover, David Rabbitt,  
Hillary Ronen, Libby Schaaf, Amy Worth

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

Vice Chair Worth called the meeting to order. Quorum was present.

**Present:** 4 - Glover, Rabbitt, Schaaf, and Worth

**Absent:** 3 - Abe-Koga, Canepa, and Ronen

#### **2. Public Comment**

The following gave public comment: Gaeta Rao; Efren Carillo; Matthew Reed, Silicon Valley at Home; Ken Kirkey, All Home; Rodney Nickens, San Francisco Foundation; Ken Chan, Housing Leadership Council of San Mateo County; Matt Huerta, NPH Northern California; Nevada Merriman, Mid Peninsula Housing.

#### **3. ABAG Housing Committee Election of Chair and Vice Chair**

**3.a.**     [22-0846](#)     Election of ABAG Housing Committee Chair and Vice Chair

The ABAG Housing Committee took action on this item.

#### **4. Committee Member Announcements**

#### **5. Chairs' Report**

- 5.a. [22-0703](#) ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for May 12, 2022

Vice Chair Romero and Vice Chair Worth gave the report.

## 6. Executive Director's Report

- 6.a. [22-0704](#) Executive Director's Report for May 12, 2022

Brad Paul gave the report.

## 7. ABAG Housing Committee Consent Calendar

The ABAG Housing Committee took action on this item.

- 7.a. [22-0705](#) Approval of ABAG Housing Committee Minutes of April 14, 2022

## 8. BAHFA Oversight Committee Consent Calendar

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

**Aye:** 4 - Glover, Rabbitt, Schaaf and Worth

**Absent:** 3 - Abe-Koga, Canepa and Ronen

- 8.a. [22-0706](#) Approval of BAHFA Oversight Committee Minutes of April 14, 2022

- 8.b. [22-0931](#) Adoption of BAHFA Resolution No. 11 to apply Metropolitan Transportation Commission (MTC) Resolution No. 3619 and other MTC rules for administration, employee relations, contracting and other business operations to BAHFA

## 9. Regional Housing Technical Assistance Program

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Heather Peters gave the report.

## 10. Housing Incentive Pool (HIP) Program

**10.a.**    [22-0740](#)            Housing Incentive Pool (HIP) Program Progress Report (2018-20)

An update on the first three years of progress (2018 to 2020) on the Housing Incentive Pool (HIP) program, which rewards Bay Area jurisdictions that produce or preserve the most affordable housing over a five-year period. Housing progress for the remaining two years, 2021 and 2022, will be reflected in future HIP program reporting as data becomes available.

Mallory Atkinson gave the report.

**11. Adjournment / Next Meeting**

Vice Chair Worth adjourned the meeting at about 2:26 p.m. The next joint meeting of the ABAG Housing Committee and the BAHFA Oversight Committee is on June 9, 2022.



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

<b>File #:</b>	22-0999	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Report	<b>Status:</b>		Committee Approval	
<b>File created:</b>	5/19/2022	<b>In control:</b>		Bay Area Housing Finance Authority Oversight Committee	
<b>On agenda:</b>	6/9/2022	<b>Final action:</b>			
<b>Title:</b>	Adoption of BAHFA Resolution No. 12 approving Bay Area Housing Finance Authority Fiscal Year 2022-2023 Budget, including the \$20 million State Grant				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">08a 1 Summary Sheet BAHFA Budget Adoption FY 22-23.pdf</a> <a href="#">08a 2 Attachment A FY23 BAHFA Operating Budget Draft 5-9-22.pdf</a> <a href="#">08a 3 Attachment B TEMP-BAHFA-RES-0012.pdf</a> <a href="#">08a 4 Attachment C Presentation BAHFA FY23 Budget Approval v2.pdf</a>				

Date	Ver.	Action By	Action	Result
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Adoption of BAHFA Resolution No. 12 approving Bay Area Housing Finance Authority Fiscal Year 2022-2023 Budget, including the \$20 million State Grant

Derek Hansel

BAHFA Oversight Committee Approval



June 9, 2022

Agenda Item 8.a.

## BAHFA Fiscal Year 2022-2023 Budget

**Subject:**

Adoption of BAHFA Resolution No. 12 approving Bay Area Housing Finance Authority Fiscal Year 2022-2023 Budget, including the \$20 million State Grant

**Background:**

On April 27, 2022, the BAHFA Board approved BAHFA's inaugural budget of \$20 million (Resolution No. 10), which included a \$20 million grant from the California Department of Housing and Community Development (HCD) awarded to MTC in 2021 for the purpose of developing programming for BAHFA, including hiring BAHFA staff.

BAHFA's expenditure program remains unchanged: it will deploy the grant funds to implement BAHFA's mission: providing "3P" programs, resources, and technical assistance throughout the Bay Area that protect current residents from displacement; preserve existing affordable housing; and produce new housing at all income levels, especially affordable housing.

Since the BAHFA Board's approval of the FY 21-22 budget, BAHFA has expended funding on staffing, overhead, and consultants. It has also reallocated funds to provide Board stipends. The total balance sheet change from FY 2021-2022 to FY 2022-2023 reflecting those costs is (\$171,290). A summary is provided below, and a detailed summary is attached as Attachment A.

**Budget Summary:**

BAHFA FY 22-23 OPERATING EXPENSES	
Staff Salaries (6 positions x 4 years)	4,113,191
Staff Benefits	2,056,595
Overhead	3,106,264
Pilots	4,500,110
Ballot Costs	3,000,000
Legal	1,000,000
Business Plan	500,000
Audit/Accounting/Other	33,650
Board Stipends	18,900
<b>Subtotal</b>	<b>18,328,710</b>
Reserves	1,500,000
<b>GRAND TOTAL</b>	<b>19,828,710</b>

June 9, 2022

Agenda Item 8.a.

## BAHFA Fiscal Year 2022-2023 Budget

As described in the approval action for the FY 21-22 budget, since staff will be fully dedicated to launching the Pilots, we provide below a second budget summary that reflects a more comprehensive view of the HCD resources that will directly benefit the Pilots.

FY 22-23 BAHFA BUDGET SUMMARY BY ACTIVITY	
Pilots + BAHFA Staff Time	13,776,160
Business Plan	500,000
Admin & Operational Costs - incl. legal and ballot reimbursements	4,052,550
Reserves	1,500,000
GRAND TOTAL	19,828,710

BAHFA Staff Positions<sup>1</sup>

- 1) Section Director
- 2) Tenant Protections/Homelessness Prevention Program Coordinator
- 3) Preservation Program Principal
- 4) Doorway Principal
- 5) Housing Analyst
- 6) Executive Assistant

## Pilot Programs

- 1) Doorway: Total BAHFA staff time + additional grant resources: approximately \$4,650,000. This pilot program involves significant costs for development of the database and customer relationship management systems, as well as multi-jurisdictional coordination, planning and program integration.
- 2) Preservation: Total BAHFA staff time + additional grant resources: approximately \$3,910,000. Staff have also secured a Breakthrough Grant from the Partnership for the Bay's Future, which enables a two-year Preservation Fellow to assist the Preservation Principal. The approximate value of this fellowship is \$500,000, bringing total Preservation resources to approximately \$4.4 million.
- 3) Pipeline: Total BAHFA staff time + additional grant resources: approximately \$765,000. The Pipeline creation will provide a comprehensive summary of the Bay Area's pending and in-construction affordable developments to facilitate data-driven resource coordination.
- 4) Anti-Displacement: Total BAHFA staff time + additional grant resources: approximately \$2,225,000. Through this pilot, BAHFA staff seek to create an action plan for long-term anti-displacement work that is specifically focused on protecting households' existing

<sup>1</sup> "BAHFA Staff" refers to employees hired by MTC who are funded by BAHFA under Government Code sec. 64520(j) and (q).

## Housing Committee

## Oversight Committee

June 9, 2022

Agenda Item 8.a.

## BAHFA Fiscal Year 2022-2023 Budget

residencies. It will be implemented in conjunction with the Preservation Pilot but will highlight tenant protections rather than acquisitions and rehabilitation work.

- 5) Homelessness Prevention Pilot: Total BAHFA staff time + additional grant resources: approximately \$2,225,000. In conjunction with the Anti-Displacement Pilot, this pilot will focus on long-term collaborative, region-wide actions BAHFA can lead with key stakeholders to better protect Bay Area residents from many of the events that lead to homelessness.

**Schedule**

The BAHFA business Planning work is underway, as is Pilot Program collaboration work with key stakeholders. Staff hiring is in process, and all new BAHFA staff should be fully engaged by summer 2022. BAHFA and MTC/ABAG staff are pursuing the work outlined above with urgency, given the 4-year timeline allotted by the existing BAHFA budget.

**Issues:**

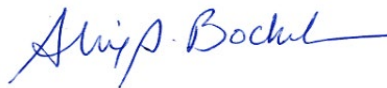
None

**Recommended Action:**

The BAHFA Oversight Committee is requested to recommend Bay Area Housing Finance Authority adoption of BAHFA Resolution No. 12.

**Attachment:**

- A. FY23 BAHFA Operating Budget
- B. BAHFA Resolution No. 12
- C. Presentation

**Reviewed:**

Alix Bockelman

**ATTACHMENT A**  
**BAY AREA HOUSING FINANCE AUTHORITY**  
**OPERATING BUDGET FY 2022-23**

BAHFA Resolution No. 12  
Date: X/XX/2022  
W.I.: 1620

**REVENUE-EXPENSE SUMMARY**

	Approved FY 2021-22	Draft FY 2022-23	Change % Inc./Dec.	Change \$ Inc./Dec.
Total Operating Revenue	\$ 20,000,000	\$ 18,328,710	100.0%	(1,671,290)
Total Operating Expense	\$ 18,500,000	\$ 18,328,710	100.0%	(171,290)
Total Operating Surplus (Shortfall)	\$ 1,500,000	\$ -	100.0%	(1,500,000)
Transfer from (to) Reserve	\$ (1,500,000)	\$ -	100.0%	1,500,000
Beginning Balance	\$ -	\$ 1,500,000		
Ending Balance	\$ 1,500,000	\$ 1,500,000		

**REVENUE DETAIL**

	Approved FY 2021-22	Draft FY 2022-23	Change % Inc./Dec.	Change \$ Inc./Dec.
Revenue (subtotal)	\$ 20,000,000	\$ 18,328,710	0.0%	(1,671,290)
California Housing Community Development Grant	\$ 20,000,000	\$ 18,328,710	100.0%	(1,671,290)
Total Operating Revenue	\$ 20,000,000	\$ 18,328,710	100.0%	(1,671,290)

**EXPENSE DETAIL**

	Approved FY 2021-22	Draft FY 2022-23	Change % Inc./Dec.	Change \$ Inc./Dec.
Operating Expense				
BAHFA Administration (Subtotal)	\$ 18,500,000	\$ 18,328,710	100.0%	(171,290)
Salaries and Benefits	\$ 6,275,793	\$ 6,169,786	100.0%	(106,007)
Overhead	\$ 3,137,897	\$ 3,106,264	100.0%	(31,633)
Consultants	\$ 4,552,660	\$ 4,500,110	100.0%	(52,550)
Ballot Costs	\$ 3,000,000	\$ 3,000,000	100.0%	-
Legal	\$ 1,000,000	\$ 1,000,000	100.0%	-
Business Plan	\$ 500,000	\$ 500,000	100.0%	-
Audit/Accounting/Other	\$ 33,650	\$ 33,650	100.0%	-
Board/Commission Member Stipend	\$ -	\$ 18,900	100.0%	18,900
Total Operating Expense	\$ 18,500,000	\$ 18,328,710	100.0%	(171,290)

**TRANSFER DETAIL**

	Approved FY 2021-22	Draft FY 2022-23	Change % Inc./Dec.	Change \$ Inc./Dec.
Transfer From/(To)				
Transfer (To) From Operating Reserve	\$ (1,500,000)	\$ -	0.0%	1,500,000
Total Transfer	\$ (1,500,000)	\$ -	0.0%	1,500,000

**CONTRACTUAL SERVICES DETAIL**  
**Contractual and Professional Services FY 2022-23**

Description/Purpose	Actuals thru Feb 28, 2022	FY 2021-22 Consultant Budget	FY 2022-23 Consultant Budget	Change \$ Inc./Dec.
<b>BAHFA</b>				
Pilot Operational Costs	\$ -	\$ 4,552,660	\$ 4,500,110	\$ (52,550)
Ballot Cost for Reimbursement to Counties	-	3,000,000	3,000,000	-
Legal	-	1,000,000	1,000,000	-
Business Plan	-	500,000	500,000	-
Audit	-	33,650	33,650	-
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ 9,086,310</b>	<b>\$ 9,033,760</b>	<b>\$ (52,550)</b>

**BAY AREA HOUSING FINANCE AUTHORITY**  
**GRANTS SCHEDULE FY 2022-23**

Grant Name									Expiration Date		
	Grant Award		FY 2021-22 Estimated Actual		FY 2022-23 Staff Budget		FY 2022-23 Consultant Budget			Remaining Balance	
California Housing Community Development (HCD)	\$	20,000,000	\$	171,290	\$	9,276,050	\$	9,052,660	\$	1,500,000	NA

Date: June 22, 2022  
Referred By: BAHFA

ABSTRACT

Resolution No. 0012

This resolution approves BAHFA's FY 2022-2023 budget in the amount of \$19,828,710 (including \$1.5 million in reserves), deploying funds provided to MTC as a grant through the State of California's Budget Act of 2021 (Assembly Bill 128 of 2021; Sec. 273) for the purpose of developing BAHFA programs and hiring staff.

Further discussion of this subject is contained in the Summary Sheet dated June 9, 2022 for the Joint Meeting of the ABAG Housing and BAHFA Oversight Committees.

Date: June 22, 2022  
Referred By: BAHFA

RE: Approval of BAHFA FY 22-23 Budget in the Amount of \$19,828,710

BAY AREA HOUSING FINANCE AUTHORITY

RESOLUTION NO. 0012

WHEREAS, California Assembly Bill 1487 (Chiu, 2019) created BAHFA as the state's first regional housing finance authority; and

WHEREAS, BAHFA's mandate is to create new financing tools, policy initiatives and collaborative partnerships across the nine-county Bay Area to promote housing affordability and address the region's housing crisis; and

WHEREAS, the State of California, through its Budget Act of 2021 (Assembly Bill 128; SEC. 273), provided \$20 million to the Metropolitan Transportation Commission to enable the development of BAHFA's programming and to hire staff and provide programs, resources and technical assistance throughout the Bay Area that achieve the "3 Ps": 1) protection of current residents from displacement; 2) preservation of existing affordable housing; and 3) production of new housing at all income levels, especially affordable housing; and

WHEREAS, the BAHFA Board approved BAHFA's inaugural \$20 million budget by Resolution No. 10 on April 27, 2022; and

WHEREAS, BAHFA's FY 22-23 budget remains unchanged except for expenditures in the amount of \$170,290 in FY 21-22 for staff, benefits, overhead, consulting and Board stipends;



NOW, THEREFORE, BE IT RESOLVED, that the Bay Area Housing Finance Authority hereby adopts its FY 22-23 budget in the amount of \$19,828,710 (including \$1.5 million in reserves); and be it further

RESOLVED, that this resolution shall be effective upon adoption.

BAY AREA HOUSING FINANCE AUTHORITY

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Alfredo Pedroza, Chair

The above resolution was entered into by the Bay Area Housing Finance Authority at a duly called and noticed meeting held in San Francisco, California and at other remote locations, on June 22, 2022.

**ATTACHMENT**

Summary of BAHFA FY 2022-2023 Budget Adoption, June 9, 2022, Joint Meeting, ABAG Housing Committee and BAHFA Oversight Committee



# BAHFA FY 22-23 BUDGET APPROVAL

**ABAG Housing & BAHFA  
Oversight Committees**

**June 9, 2022**





# 2021 BAHFA Funding

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- \$20 million received from the State of California Department of Housing & Community Development in 2021
  - Purpose: to launch 5 BAHFA pilots and hire staff





# FY 22-23 BAHFA Budget Line-Items and Goals Remain Unchanged

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- \$170,291 spent on staff, benefits, overhead, and consultants, with Board stipends added as a cost

An illustration on the left side of the slide shows four hands of different skin tones (light, dark, and two shades of brown) assembling four large, interlocking puzzle pieces. The pieces are colored green, yellow, blue, and red. The hands are wearing white cuffs and dark sleeves. The background is a solid teal color.

# BAHFA Staffing – *4-Year Terms*

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- **Director**
- **Preservation Program Coordinator**
- **Tenant Protections/Homelessness Prevention Program Coordinator**
- **Doorway Manager**
- **Housing Analyst**
- **Executive Assistant**

An illustration on the left side of the slide shows four hands of different skin tones (light, dark, and two shades of brown) placing four large, interlocking puzzle pieces. The pieces are green, yellow, blue, and red. The background is a solid teal color.

# Overhead Costs Included in BAHFA Budget

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**What is “Overhead”?:** Necessary expenses not directly attributable to a project, e.g.:

- Human Resources
- Finance
- Information Technology

**How is the Overhead Rate Determined?**

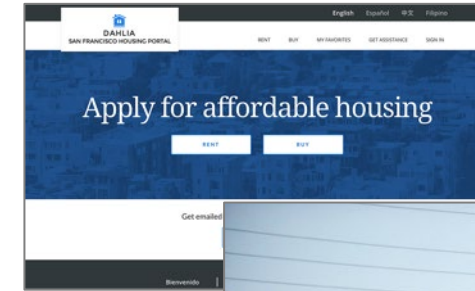
- Budgeted costs are determined for indirect services, plus overcollection or undercollection from prior audited revenues/costs
  - Then applied against total budgeted “base” of staff costs to determine overhead rate for the relevant fiscal year
- **The Estimated MTC-Wide Rate for FY 2023 is 50%**

**MTC Staffs BAHFA, Utilizing MTC’s Infrastructure**



# 5 Pilot Programs

1. **Doorway:** Online platform to connect residents to affordable housing opportunities
2. **Affordable Housing Pipeline:** Database to track the production and preservation of affordable homes
3. **Preservation Strategy:** Financing and technical assistance to support and scale preservation efforts
4. **Anti-Displacement Services Network:** Coordination and best practices for effective deployment of tenant protection services
5. **Homelessness Prevention System:** Integrated resources and services to keep people housed





# FY 22-23 BUDGET DETAIL

BAHFA FY 22-23 OPERATING EXPENSES	
MTC Staff Salaries (6 positions x 4 years)	4,113,191
MTC Staff Benefits	2,056,595
Overhead	3,106,264
Pilots	4,500,110
Ballot Costs	3,000,000
Legal	1,000,000
Business Plan	500,000
Audit/Accounting/Other	33,650
Board Stipends	18,900
<i>Subtotal</i>	<i>18,328,710</i>
Reserves	1,500,000
<b>GRAND TOTAL</b>	<b>19,828,710</b>

# WORK TO DATE: STATUS UPDATE

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- Business Planning is underway
- 3 of 6 total staff are hired
- Pilot planning underway
- Staff and consultants engaged with stakeholders
- Outreach to jurisdiction housing staff ongoing

# Schedule

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BAHFA Advisory Committee Members Recommended: Spring 2022

BAHFA Staff Hiring Complete: Summer 2022

Submission of Draft Equity Framework to Advisory Committee and BAHFA-O and ABAG Housing Committees: Fall 2022

Submission of Draft Funding Program to Advisory Committee and BAHFA-O and ABAG Housing Committees: Fall 2022

# Thank You.

For more information contact:

Kate Hartley  
[khartley@bayareametro.gov](mailto:khartley@bayareametro.gov)



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

**File #:** 22-1000      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Committee Approval  
**File created:** 5/19/2022      **In control:** Bay Area Housing Finance Authority Oversight Committee  
**On agenda:** 6/9/2022      **Final action:**  
**Title:** 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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [09a 1 Summary Sheet BAHFA Creation of Affiliated Nonprofit Corporation.pdf](#)  
[09a 2 Attachment A TEMP-BAHFA-RES-0015.pdf](#)  
[09a 3 Attachment B Presentation Creation of Affiliated Nonprofit.pdf](#)

Date	Ver.	Action By	Action	Result
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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

Kate Hartley

BAHFA Oversight Committee Approval



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June 9, 2022

Agenda Item 9.a.

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BAHFA Nonprofit Public Benefit Corporation

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**Subject:**

Adoption of Resolution No. 15 approving the creation of and appointment by BAHFA of 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

**Background:**

The San Francisco Bay Area Regional Housing Finance Act (California Gov. Code, sec. 64500, et seq.), gives BAHFA the authority to “solicit and accept gifts, fees, grants, loans and other allocations from public and private entities”. It also gives BAHFA the “express or implied powers necessary to carry out the intent and purposes of the [legislation].” Based on these statutory provisions, and through its use of MTC staff under Gov. Code sec. 64520(i), BAHFA can direct the creation of a nonprofit. The purpose of the nonprofit would be to carry out the clear intent of the legislation: to accept gifts, fees, grants, loans and other allocations to expend on activities in furtherance of BAHFA’s authorized activities. Such a purpose of a nonprofit would qualify for nonprofit, tax exempt status under IRC 501(c)(3) as lessening the burden on government.

**Nonprofit Corporation Organizational Elements:**Membership and Brown Act Considerations

Under Government Code section 54952(c)(1), the Ralph M. Brown Act (Gov. Code § 54950, et seq.) will apply to the board meetings for a nonprofit created to facilitate BAHFA’s activities.

Accepting Brown Act applicability, and in the interest of streamlining decision making for the nonprofit, given its restricted purpose and scope, it is recommended that the proposed nonprofit’s board of directors consist of three people, one of which should be BAHFA’s Director. Staff recommends that the BAHFA Board appoint two of its members to the proposed BAHFA-affiliated nonprofit. The BAHFA Board members would serve on the board of the proposed nonprofit for their term in office.

Incorporation

The MTC General Counsel’s office and other staff will work with outside counsel to file Articles of Incorporation with the California Secretary of State and create the required organizational documents, such as by-laws. Once the initial organizational documents are filed with the State, the proposed nonprofit’s board of directors would meet to assume responsibility for the organization’s activities, which will include filing state and federal applications for tax-exempt status. The proposed nonprofit will also need to execute certain agreements, such as a funding agreement between the nonprofit and BAHFA to enable BAHFA’s receipt of gifts, fees, grants,

Housing Committee

Oversight Committee

June 9, 2022

Agenda Item 9.a.

BAHFA Nonprofit Public Benefit Corporation

etc., and an agreement between MTC and the nonprofit where MTC agrees to provide staffing services to the nonprofit.

Once tax-exemption is approved for the nonprofit, it will apply retroactively to the date of incorporation. It is therefore recommended that incorporation proceed as quickly as possible in order to enable receipt of philanthropic grants. Donors can benefit from tax deductions once retroactivity is applied. BAHFA is currently working with at least one major donor who requires investment through a public benefit corporation, so it is important to advance this work quickly.

**Issues:**

None.

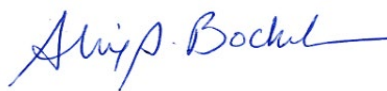
**Recommended Action:**

The BAHFA Oversight Committee is requested to recommend Bay Area Housing Finance Authority adoption of Resolution No. 15 approving the creation of and the appointment by BAHFA of 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.

**Attachment:**

- A. BAHFA Resolution No. 15
- B. Presentation

**Reviewed:**



Alix Bockelman

Date: June 22, 2022  
Referred By: BAHFA

ABSTRACT

Resolution No. 0015

This resolution approves the creation of and the appointment by BAHFA of 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.

Further discussion of this subject is contained in the Summary Sheet dated June 9, 2022, for the Joint Meeting of the ABAG Housing and BAHFA Oversight Committees.



Date: June 22, 2022  
Referred By: BAHFA

RE: BAHFA-Affiliated California Nonprofit Public Benefit Corporation

BAY AREA HOUSING FINANCE AUTHORITY

RESOLUTION NO. 0015

WHEREAS, the San Francisco Bay Area Regional Housing Finance Authority Act (Government Code Sec. 64500, et seq.) sets forth the terms and responsibilities of the Bay Area Housing Finance Authority (BAHFA), a public body created to address regional housing needs by California Assembly Bill 1487 (Chiu, 2019); and

WHEREAS, BAHFA's enabling legislation gives it the authority to "solicit and accept gifts, fees, grants, loans and other allocations from public and private entities" and also gives BAHFA the "express or implied powers necessary to carry out the intent and purposes of the [legislation];" and

WHEREAS, as authorized under Gov. Code Sec. 64500, BAHFA seeks to direct the creation of a California nonprofit public benefit corporation for the purpose of accepting funds that will assist in fulfillment of its mandate; and

WHEREAS, because the nonprofit is created to facilitate BAHFA's activities, Government Code Sec. 54952(c)(1), the Ralph M. Brown Act (Gov. Code Sec. 54950, et seq.) will apply to board meetings; and

WHEREAS, the recommended nonprofit board membership is three people, comprised of the Director of BAHFA and two members appointed by the BAHFA Board,

NOW, THEREFORE, BE IT RESOLVED, that the Bay Area Housing Finance Authority hereby approves the creation of an affiliated California nonprofit public benefit corporation for the purpose of receiving funds to facilitate the mission and mandate of the Bay Area Housing Finance Authority; and be it further

RESOLVED, that the Bay Area Housing Finance Authority shall appoint [FILL IN THREE NAMES AND/OR POSITIONS] to serve as board members to the affiliated California nonprofit public benefit corporation created to facilitate the mission and mandate of the Bay Area Housing Finance Authority; and be if further

RESOLVED, that this resolution shall be effective upon adoption.

BAY AREA HOUSING FINANCE AUTHORITY

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Alfredo Pedroza, Chair

The above resolution was entered into by the Bay Area Housing Finance Authority at a duly called and noticed meeting held in San Francisco, California and at other remote locations, on June 22, 2022.

**ATTACHMENT**

Summary of BAHFA Affiliated California Nonprofit Public Benefit Corporation, June 9, 2022,  
Joint Meeting, ABAG Housing and BAHFA Oversight Committees



# Bay Area Housing Finance Authority Affiliated Nonprofit Public Benefit Corporation

Created to Accept  
Philanthropic Gifts to Further  
BAHFA's Mission



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# *BAHFA is Authorized\* to*

- “Solicit and accept gifts, fees, grants, loans and other allocations from public and private entities”, and
- Exercise its “express or implied powers necessary to carry out the intent and purposes” of its enabling legislation

\* Gov. Code Sec. 64500, et seq.

# *Creation of an Affiliated Nonprofit*

- Assists BAHFA in carrying out its mission
- The Brown Act applies
- Philanthropic grants are tax-deductible
- BAHFA staff are currently pursuing donations that would require receipt by a tax-exempt nonprofit

# *Nonprofit Board Membership*

- For ease of implementation, 3 board members are recommended:
  - The BAHFA Director
  - Two additional BAHFA Board appointees

# Next Steps

- Incorporation through the Secretary of State
- Application for tax-exempt status (will apply retroactively)
- Execution of additional agreements between the nonprofit and BAHFA, e.g., funding and staffing agreements



# Thank You.

For more information contact:

Kate Hartley  
[khartley@bayareametro.gov](mailto:khartley@bayareametro.gov)



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

**File #:** 22-1001      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Committee Approval  
**File created:** 5/19/2022      **In control:** Bay Area Housing Finance Authority Oversight Committee  
**On agenda:** 6/9/2022      **Final action:**  
**Title:** 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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [10a 1 Summary Sheet BAHFA Welfare Tax Exemption Preservation Program.pdf](#)  
[10a 2 Attachment A BAHFA Welfare Tax Exemption Preservation Term Sheet.pdf](#)  
[10a 3 Attachment B TEMP-BAHFA-RES-0016.pdf](#)  
[10a 4 Attachment C Presentation Welfare Tax Exemption Preservation Program.pdf](#)

Date	Ver.	Action By	Action	Result
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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

Kate Hartley

BAHFA Oversight Committee Approval

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June 9, 2022

Agenda Item 10.a.

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

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**Subject:**

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

**Background:**

The California Legislature has the authority to exempt property from taxation if it is used exclusively for charitable purposes (among other reasons) and if it is owned or held in trust by nonprofit organizations operating for those purposes. This exemption was first adopted by voters as a constitutional amendment in 1944 and is known as the “welfare exemption”. California’s statutory requirements for the welfare exemption are contained in Revenue and Taxation Code (R&T) Section 214. Subpart (g) provides the terms by which rental housing dedicated to occupancy by low- and moderate-income households qualifies for the exemption.

For the purpose of converting existing, unrestricted rental housing to affordable housing that is welfare exempt, R&T Section 214(g) requires: 1) building ownership by a charitable organization; 2) an income cap of 80% of area median income (AMI) for occupants of designated units; 3) a financial investment of public sector funds; and 4) recordation of a deed restriction by a public agency memorializing the occupancy restrictions.

BAHFA now seeks to create the Welfare Tax Exemption Preservation Program (Program) to help affordable housing developers convert existing, unrestricted rental housing to permanently affordable housing. By providing a de minimis financial contribution and a recorded occupancy restriction, developers can meet the Section 214(g) tests and qualify for the exemption. This enables them, in turn, to offer below-market rents to households earning 80% of AMI and below while still maintaining quality habitability standards.

**Program Terms:**

The California Board of Equalization (BOE) will currently accept a minimum public sector investment of \$5,000 when it is accompanied by a deed restriction to satisfy the public sector actions necessary for the welfare exemption. Because this investment value is low, the number of buildings that can be preserved under the Program will be small – most preservation projects require significantly higher subsidies to complete necessary rehabilitation work. Nonetheless, the Program can still protect tenants, prevent displacement, and create newly affordable housing – all of which is worthwhile, even if the scale is small. In addition, the amount of staff time required to execute the agreements and enforce the deed restrictions is also very low. All enforcement actions will happen through the BOE and the county assessor’s office in which an assisted project is located. The benefits of the Program will outweigh the implementation burden.



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June 9, 2022

Agenda Item 10.a.

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

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A Welfare Tax Exemption Preservation Program Term Sheet is provided as Attachment A.

Term Sheet highlights include:

Program Goals: To prevent displacement of low-income households; to create a permanently affordable housing stock that provides safe, decent, stable residencies for working households; and to promote neighborhood vitality.

Eligible Applicants: Developers that meet the requirements of R&T Section 214 and have a demonstrated track record of successfully developing, owning, and operating comparable projects.

Eligible Projects: Occupied rental buildings with 4 or more legal dwelling units.

Regulatory Term: 55 years, unless the developer requests a shorter term that facilitates continued affordability.

Displacement: Prohibited.

Rent Stabilization and Just Cause Eviction Requirements: Buildings located in jurisdictions with rent stabilization or just cause ordinances in place must continue compliance with those ordinances.

BAHFA Financial Contribution: The minimum contribution the California BOE will accept to establish the welfare exemption, currently \$5,000, may be granted to approved projects.

### **Delegated Approval Authority:**

Staff recommends that the BAHFA Board delegate approval authority to the MTC Executive Director for BAHFA's execution of deed restriction agreements and grant agreements in the amount that meet the BOE minimum for projects that meet the requirements of the Welfare Tax Exemption Preservation Term Sheet. The delegation of authority, rather than requiring each proposed transaction to seek a BAHFA Oversight Committee referral and BAHFA Board approval, will enable BAHFA to work within the constraints developers face when purchasing properties on the open market. Many property sellers require a 60- or 90-day closing period. Scheduling Committee and Board meetings within the typical sale due diligence period is not possible.

Additional reasons for allowing the delegation of approval authority to MTC's Executive Director are as follows:

- BAHFA's financial investment is of a de minimis value.

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June 9, 2022

Agenda Item 10.a.

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

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- The contract documents BAHFA will use for the Program will be standardized and apply universally to all transactions, except for the basic facts of the developer and the building description.
- If developers do not lease welfare exempt units to income-eligible households, the developer will face a financial consequence enforced by the BOE and county assessor: the re-imposition of a property tax obligation.
- The Program will not diminish any existing tenant protections in place, such as rent stabilization and just cause eviction regulations. The Program will thus eliminate displacement risk and provide stability for existing tenants while creating new below-market opportunities for future tenants.
- The Program's focus on mission-driven partners; 55-year restriction term; requirement of below-market rent levels; and layering of tenant protections eliminate incentives that would attract developers looking to prioritize profit over protections.

Note that if a developer came forward with a request for a financial investment and/or deed restriction that did not comply with the Program's Term Sheet but that staff believed was worthy of consideration, staff would follow normal approval protocols and seek to place that request on the Joint Committee and BAHFA Board calendars.

### **Delegated Term Amendment Authority:**

Staff also recommends delegation of authority to the MTC Executive Director for approval of an amendment to the term of the occupancy restriction when the developer seeks such amendment for the purpose of extending the affordability period or otherwise protecting the tenants and ensuring continued affordability.

For example, Developers may seek to purchase buildings and hold until they can finance a substantial rehabilitation project with low-income housing tax credits (LIHTC) or another source of subsidy. In that case, the LIHTC regulatory agreement would extend and supersede the BAHFA regulatory agreement and render the BAHFA restrictions redundant.

When done to facilitate continued affordability, a term amendment can be considered administrative in nature.

### **Additional Preservation Benefits:**

For all projects that come forward under the Program, BAHFA staff will work with BayREN staff to encourage building owners to implement energy efficiency upgrades. This layering of assistance should further reduce operating expenses and result in a more habitable, more affordable building. Successfully combining these efforts will achieve multiple Plan Bay Area 2050 goals at once: green house gas reductions; advancement of the Equity Platform; and affordable housing preservation.

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June 9, 2022

Agenda Item 10.a.

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

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**Environmental Review:**

Creation of this program is exempt from environmental review pursuant to CEQA Guideline 15061(b)(3), the “common sense exemption”. CEQA Guideline 15061(b)(3) applies where “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” Here, the purpose of the Program, and actions taken to implement the Program, are to preserve existing conditions for naturally occurring affordable housing, and therefore, there is no change to the environment. Furthermore, the preservation of existing conditions mitigates against the ongoing housing crisis, by reducing the possibility that low-income households would be displaced through unregulated rent increases due to market conditions. Accordingly, the Program is exempt from further CEQA review.

**Issues:**

None.

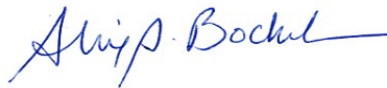
**Recommended Action:**

The BAHFA Oversight Committee is requested to recommend Bay Area Housing Finance Authority 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.

**Attachment:**

- A. Welfare Tax Exemption Preservation Term Sheet
- B. BAHFA Resolution No. 16
- C. Presentation

**Reviewed:**



Alix Bockelman



**BAY AREA HOUSING FINANCE AUTHORITY**  
**Welfare Tax Exemption Preservation Term Sheet**  
**Multifamily Rental Properties**

<b>Program Description</b>	<p>BAHFA assists mission-driven developers to preserve existing mixed-income, multifamily housing by providing the public sector regulation necessary to achieve the “welfare exemption” defined in California Revenue and Taxation Code (R&amp;T) Section 214(g). BAHFA assistance includes:</p> <ol style="list-style-type: none"><li>1) A grant of the minimum amount the California Board of Equalization (BOE) will accept to meet the local financing provision of R&amp;T Section 214(g)(A) (currently \$5,000)</li><li>2) A recorded deed restriction on the property that continuously limits occupancy of designated units to Lower Income households (see R&amp;T Section 214(g)(2)(A)(ii).</li></ol> <p>The Program’s goal is to prevent displacement of low-income households, to create a permanently affordable housing stock that provides safe, decent, stable residencies for working households, and to promote neighborhood vitality.</p>
<b>Eligible Applicants</b>	<p>Affordable housing development teams that:</p> <ol style="list-style-type: none"><li>1) Meet the ownership requirements of R&amp;T Section 214(g)(1); and</li><li>2) Have a demonstrated track record of successfully developing, owning and operating comparable projects.</li></ol>
<b>Eligible Projects</b>	<p>Occupied, unrestricted buildings with 4 or more legal dwelling units.</p> <ol style="list-style-type: none"><li>1) Mixed-use buildings are eligible so long as the majority of the building square footage is used for residential uses.</li><li>2) Applicants must demonstrate that the proposed welfare-exempt rent restrictions provide a discount to market-rate rents of at least 10% or, in the alternative and subject to the approval of BAHFA, other economic conditions that justify imposition of the welfare exemption.</li></ol>



**BAY AREA HOUSING FINANCE AUTHORITY**  
**Welfare Tax Exemption Preservation Term Sheet**  
**Multifamily Rental Properties**

<p><b>Term and Regulatory Restrictions</b></p>	<p><u>Regulatory Term</u>: 55 years. BAHFA will consider shorter regulatory periods if the Applicant demonstrates that a shorter term remains compatible with 1) permanent affordability and 2) a prohibition on displacement. For example, Applicants may plan to refinance the property with tax credit equity or other public sources that would provide new regulatory controls that supersede BAHFA's restrictions.</p> <p><u>Lien Priority</u>: BAHFA requires first lien priority for its occupancy deed restriction. In its sole discretion, BAHFA will consider subordination of its restriction if Applicant demonstrates the necessity of subordination to secure financing and if such subordination is consistent with the goal of creating permanent affordable housing.</p> <p><u>Displacement</u>: Notwithstanding the imposition of income restrictions, no existing resident in the Project shall be displaced because of the preservation action or by Applicant's imposition of any new, discretionary "house rules".</p> <ol style="list-style-type: none"> <li>1) Eligibility for the welfare exemption may be full or partial at acquisition, with additional units converting to welfare exempt over time through unit turnover.</li> <li>2) For units subject to local "just cause" eviction ordinances, Applicants shall continue to comply with the just cause ordinance rules after acquisition.</li> <li>3) All Applicants must comply with the Tenant Protection Act of 2019, Civil Code Sec. 1946.2 et seq. (AB 1482, Chiu) provisions regarding protections of tenants from tenancy terminations without just cause.</li> </ol> <p><u>Temporary Relocation</u>: If Applicant must temporarily relocate tenants for the purpose of safely conducting a Project rehabilitation, the following requirements apply:</p> <ol style="list-style-type: none"> <li>1) Temporary relocation shall not exceed 90 days unless approved by BAHFA. Permanent relocation is prohibited.</li> <li>2) Applicants shall provide temporary housing that is decent, safe, sanitary and of comparable size to the relocated tenant's dwelling unit.</li> <li>3) Tenants shall continue to pay the rent for their original unit, but shall bear no costs related to relocation, including: <ol style="list-style-type: none"> <li>a. Moving and packing expenses</li> <li>b. Any costs associated with the relocation dwelling that exceed their typical housing expenses (rent, utilities, other charges)</li> </ol> </li> </ol>
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**BAY AREA HOUSING FINANCE AUTHORITY**  
**Welfare Tax Exemption Preservation Term Sheet**  
**Multifamily Rental Properties**

- 4) Notwithstanding the relocation requirements listed above, if Applicant conducts a substantial rehabilitation project funded with low-income housing tax credits or a similar program that ensures permanent affordability and extends the useful life of the building, BAHFA will subordinate its relocation requirements to the relocation requirements of the permanent rehabilitation affordable funding source.

Rent Setting:

- 1) Existing Tenants: Upon acquisition, rents for all existing residents shall remain unchanged until the anniversary of the tenant's initial leasing.
  - a. For units subject to local rent stabilization ordinances, Applicants shall continue to comply with the rent stabilization ordinance when imposing rent increases after acquisition.
  - b. For units not subject to or exempt from rent stabilization requirements, annual rent increases shall be limited to the lesser of the annual increase in area median income (AMI) or 4%.
  - c. For existing residents earning less than or equal to 80% AMI and who pay more than 30% of gross household income for rent, Applicant shall decrease those households' rents to a maximum of 30% of gross annual income upon approval of the Applicant's welfare tax exemption application by the local assessor's office, assuming Project income is sufficient to allow a rent decrease for such households while covering necessary and standard Project operating expenses.
- 2) New Tenants (filling existing vacancies or newly vacated units in welfare exempt designated units):
  - a. Tenant household income must be certified as meeting welfare exemption requirements prior to lease execution
  - b. Rents for welfare exempt designated units shall not exceed 30% of 80% of AMI, adjusted for household size.



**BAY AREA HOUSING FINANCE AUTHORITY**  
**Welfare Tax Exemption Preservation Term Sheet**  
**Multifamily Rental Properties**

<p><b>Submission Requirements</b></p>	<p>Applicants must submit the following documents for BAHFA review:</p> <ol style="list-style-type: none"> <li>1) Project proposal and acquisition due diligence documents, including but not limited to: <ol style="list-style-type: none"> <li>a. Purchase and Sale Agreement</li> <li>b. As-is, current appraisal</li> <li>c. Independent, third-party physical needs assessment</li> <li>d. Environmental review documents (e.g., Phase 1 and, as applicable, Phase 2, lead and asbestos survey, etc.)</li> <li>e. Preliminary Title Report</li> <li>f. Rent roll</li> </ol> </li> <li>2) Project financing documents, including: <ol style="list-style-type: none"> <li>a. Sources &amp; Uses budget</li> <li>b. Rehabilitation scope</li> <li>c. Operating budget</li> <li>d. 20-year cash flow</li> </ol> </li> <li>3) Development Team Documents, including: <ol style="list-style-type: none"> <li>a. Applicant's current audited financials; organizational chart; board of directors roster</li> <li>b. As applicable, description of Project architect; general contractor; and property manager</li> </ol> </li> </ol>
<p><b>Compliance</b></p>	<p><u>Fair Housing and Rehabilitation</u>: The Applicant must comply with all applicable Federal, State, and local laws, orders, and regulations prohibiting housing discrimination as well as all applicable laws and regulations governing construction, rehabilitation, and building operations.</p> <p><u>Welfare Exemption</u>: Applicant is solely responsible for and must annually secure the welfare exemption from the applicable governing bodies. Applicant shall provide evidence of the welfare exemption to BAHFA annually, as well as any other Project-related information BAHFA reasonably requests.</p>
<p><b>Contact</b></p>	<p>Kate Hartley  Director  Bay Area Housing Finance Authority  kheartley@bayareametro.gov</p>

Date: June 22, 2022  
Referred By: BAHFA

ABSTRACT

Resolution No. 0016

This resolution approves the creation of the Welfare Tax Exemption Preservation Program (Program) by the Bay Area Housing Finance Authority for the purpose of converting existing residential buildings to permanently affordable housing and finds that creation of the Program is exempt from further environmental review under CEQA Guideline 15061(b)(3) because there is no change in the environment.

Further discussion of this subject is contained in the attached Summary Sheet dated June 9, 2022, for the Joint Meeting of the ABAG Housing and BAHFA Oversight Committees.

Date: June 22, 2022  
Referred By: BAHFA

RE: Approval of the Welfare Tax Exemption Preservation Program; CEQA Determination:  
Exempt Pursuant to CEQA Guideline 15061(b)(3)

BAY AREA HOUSING FINANCE AUTHORITY (BAHFA)  
RESOLUTION NO. 0016

WHEREAS, BAHFA's mandate is to create new financing tools, policy initiatives and collaborative partnerships across the nine-county Bay Area to promote housing affordability and address the region's housing crisis; and

WHEREAS, BAHFA's particular focus is advancing the "3Ps": protection of current residents to avert displacement; preservation of existing housing affordable to lower- and middle-income residents; and production of new housing; and

WHEREAS, the California Legislature authorized a property tax exemption (Welfare Exemption) in Revenue and Taxation Code Sec. 214(g) (R&T Sec. 214(g)) for rental properties that serve lower-income households and meet other conditions, including a financial investment in the property from a public agency and recordation by a public agency of a deed restriction regulating occupancy of the building to eligible households; and

WHEREAS, BAHFA seeks to create the Welfare Tax Exemption Preservation Program (Program) to assist mission-driven affordable housing developers secure the Welfare Exemption, which will enable them to purchase, rehabilitate, and convert existing rental buildings to permanently affordable housing by lowering operating expenses; and

WHEREAS, the value of the public agency contribution BAHFA will provide shall be the minimum amount required by the California Board of Equalization (BOE) to meet the requirements of R&T Sec. 214(g); and

WHEREAS, other Program elements will include compliance with any applicable tenant protection ordinances; a regulatory term that achieves permanent affordability; a prohibition on displacement; and a minimum 10% discount to market rents for Welfare Exempt units; and

WHEREAS, a delegation of contract execution authority to the Executive Director of the Metropolitan Transportation Commission (MTC) for projects that meet the requirements of the Program's Term Sheet, attached, will enable affordable housing developers to be competitive in market acquisition transactions and meet rapid closing timelines; and

WHEREAS, a delegation of contract amendment authority to the Executive Director of MTC for projects that seek a modification of their contract term in order to facilitate a refinancing or other action that extends the affordability period will enable affordable housing developers to meet habitability needs in a timely manner and further protect tenants; and

WHEREAS, annual monitoring and enforcement of the welfare exemption proceed through the county assessor's office pursuant to the R&T Sec. 214(g) and in conjunction with the BOE,

NOW, THEREFORE, BE IT RESOLVED, that the Bay Area Housing Finance Authority hereby finds that the foregoing recitals are true and correct; and be it further

RESOLVED, that the Bay Area Housing Finance Authority approves the creation of the Welfare Tax Exemption Preservation Program; and be it further

RESOLVED, that the Bay Area Housing Finance Authority delegates contract execution authority for projects that meet Program Term Sheet requirements to the Executive Director of the Metropolitan Transportation Commission; and be it further

RESOLVED, that the Bay Area Housing Finance Authority delegates contract amendment authority to the Executive Director of the Metropolitan Transportation Commission for the purpose of facilitating extended affordability terms; and be it further

RESOLVED, that the Bay Area Housing Finance Authority finds the Program is exempt from environmental review pursuant to CEQA Guideline 15061(b)(3) because there is no change to the existing environment given that the Program's purpose is to preserve existing conditions for naturally occurring affordable housing, and to mitigate against the ongoing housing crisis, by reducing the possibility that low-income households would be displaced through unregulated rent increases if the property was sold to a for-profit developer; and be it further

RESOLVED, that this resolution shall be effective upon adoption.

BAY AREA HOUSING FINANCE AUTHORITY

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Alfredo Pedroza, Chair

The above resolution was entered into by the Bay Area Housing Finance Authority at a duly called and noticed meeting held in San Francisco, California and at other remote locations, on June 22, 2022.

### **ATTACHMENTS**

Summary of the Welfare Tax Exemption Preservation Program, June 9, 2022 Joint Meeting,  
ABAG Housing and BAHFA Oversight Committees

Welfare Tax Exemption Program Term Sheet





# Bay Area Housing Finance Authority Welfare Tax Exemption Preservation Program

BAHFA Assistance to Prevent  
Displacement and Preserve  
Affordable Housing



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# California's Welfare Exemption Rules for Affordable Housing

- California law\* provides an exemption from property tax payments for rental apartments that:
  - Are owned by a charitable organization;
  - Occupied by a lower-income household;
  - Have a recorded deed restriction from a public agency restricting occupancy to lower-income tenants; and
  - Have received a public sector financial investment

\* Revenue & Taxation Code Section 214(g)

# Welfare Exemption Benefits

- Reduced building operating costs = lower rents (<80% area median income)
- Affordable rents continue for the life of the deed restriction (55 years)
- Affordable rents can prevent displacement that often accompanies building sales to market-rate buyers

# BAHFA Welfare Exemption Preservation Program Terms

- Eligible Applicants:
  - Developers/Owners with a successful track record of owning and operating comparable affordable projects
- Eligible Projects
  - Existing rental buildings with 4 or more units
  - Proposed restricted rents must be at least 10% below market
- Restriction Term: 55 years

# BAHFA Welfare Exemption Preservation Program Terms, cont'd

- Displacement is prohibited
- Rent Control and Just Cause Eviction ordinances must continue
- Annual rent increases where rent controls don't apply are capped at the lesser of the increase in area median income (AMI) or 4%

# BAHFA Welfare Exemption Preservation Program: Enforcement

- The State Board of Equalization and county assessor's office monitor and enforce property tax exemptions
- Failure to comply means owners must pay property taxes
- Owners must annually report on their tax exemption status to BAHFA

# BAHFA Welfare Exemption Preservation Program: No Bad Deals!

- BAHFA's restrictions don't diminish existing tenant protections
- Welfare-exempt rents must be below market
- Displacement is prohibited
- Regulatory term is 55 years
- New tenant rents set at no more than 30% of 80% of area median income



# Thank You.

For more information contact:

Kate Hartley  
[khartley@bayareametro.gov](mailto:khartley@bayareametro.gov)



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION





# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

<b>File #:</b>	22-0946	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Report	<b>Status:</b>		Informational	
<b>File created:</b>	5/6/2022	<b>In control:</b>		ABAG Housing Committee	
<b>On agenda:</b>	6/9/2022	<b>Final action:</b>			
<b>Title:</b>	Overview of BayREN Programs and Opportunities for Collaboration with BAHFA				

Presentation overview of the Bay Area Regional Energy Network portfolio of energy efficiency programs with a focus on the residential programs and the opportunities for BAHFA-funded projects to incorporate energy efficiency and electrification measures.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [11a 1 Summary Sheet BayREN Overview.pdf](#)  
[11a 2 Attachment BayREN Joint ABAG Housing and BAHFA Oversight Committee 20220609-rj.pdf](#)

Date	Ver.	Action By	Action	Result
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### Overview of BayREN Programs and Opportunities for Collaboration with BAHFA

Presentation overview of the Bay Area Regional Energy Network portfolio of energy efficiency programs with a focus on the residential programs and the opportunities for BAHFA-funded projects to incorporate energy efficiency and electrification measures.

Jenny Berg

ABAG Housing Committee Information  
BAHFA Oversight Committee Information

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June 9, 2022

Agenda Item 11.a.

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Bay Area Regional Energy Network

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**Subject:**

Overview of BayREN Programs and Opportunities for Collaboration with BAHFA

**Background:**

Since 2013, the Bay Area Regional Energy Network has implemented a portfolio of energy efficiency programs across the region. BayREN's annual budget is approximately \$24 million, with much of that going to contractors, affordable multifamily property owners, single family owners and renters, as well as to local government staff that work on the programs. Staff will present on program outcomes to date with a focus on the nationally recognized BAMBE (Bay Area Multifamily Building Enhancement) program, which has provided energy efficiency upgrades and rebates to over 9,000 affordable units and paid approximately \$7 million in rebates.

BAHFA's work with affordable property developers can seamlessly work with the BAMBE program and will allow for BayREN funded rebates to offset the cost of energy efficiency and electrification upgrades, resulting in healthier properties and reduced operational costs. Since 2013, BAMBE has completed 84 affordable projects throughout the region working with nonprofit organizations including Bridge Housing, Chinatown Community Development Center, Eden Housing, Episcopal Community Services, Glide Economic Development Corporation, Merch Housing, MidPen Housing Corporation, Northern California Land Trust and the Tenderloin Neighborhood Development Corporation.

**Issues:**

None

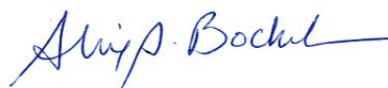
**Recommended Action:**

Information

**Attachment:**

A. Presentation

**Reviewed:**



Alix Bockelman



Local Governments Empowering Our Communities



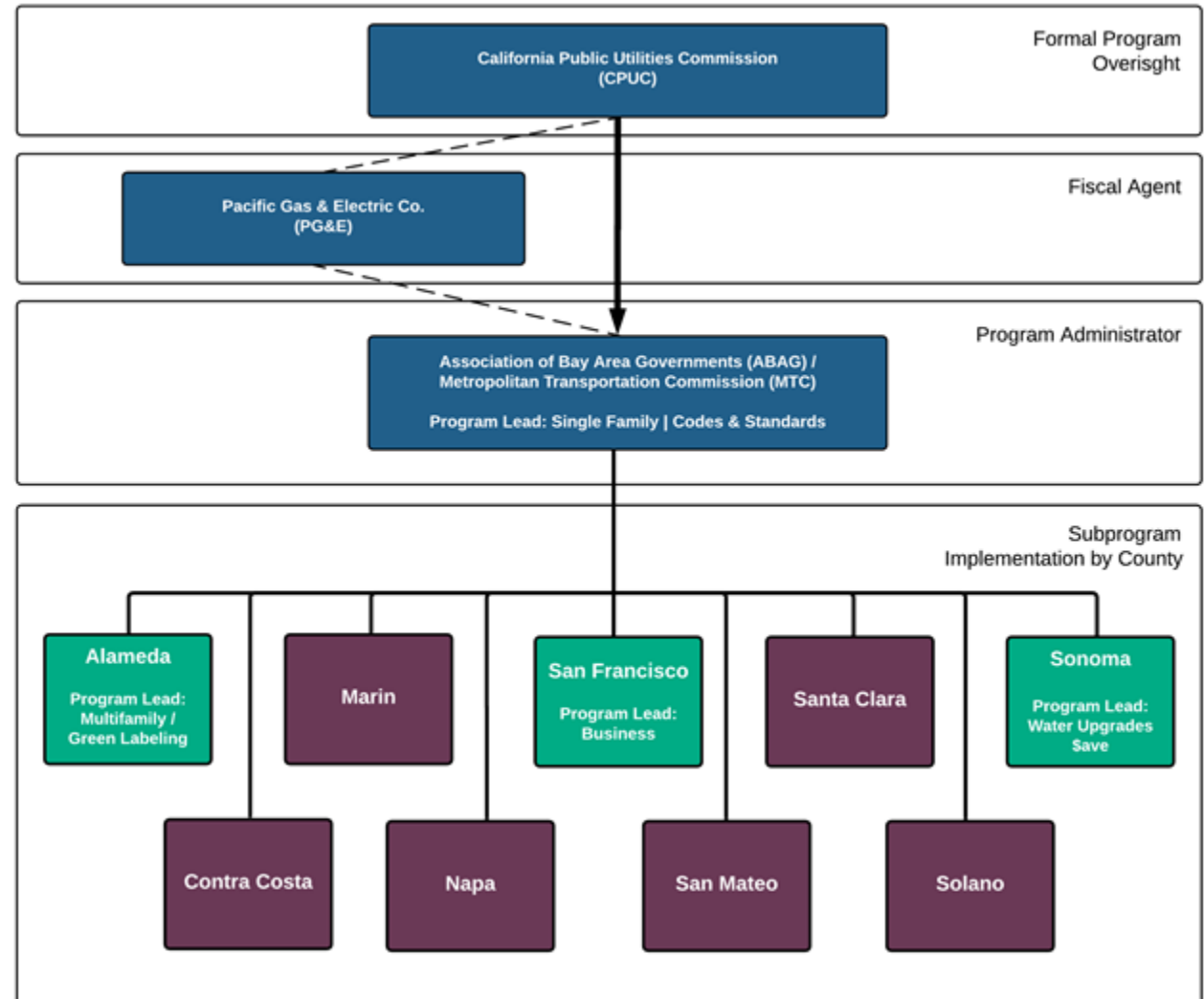
# BayREN Overview and Opportunities for Collaboration

Jenny Berg, Energy Section Director, ABAG/MTC

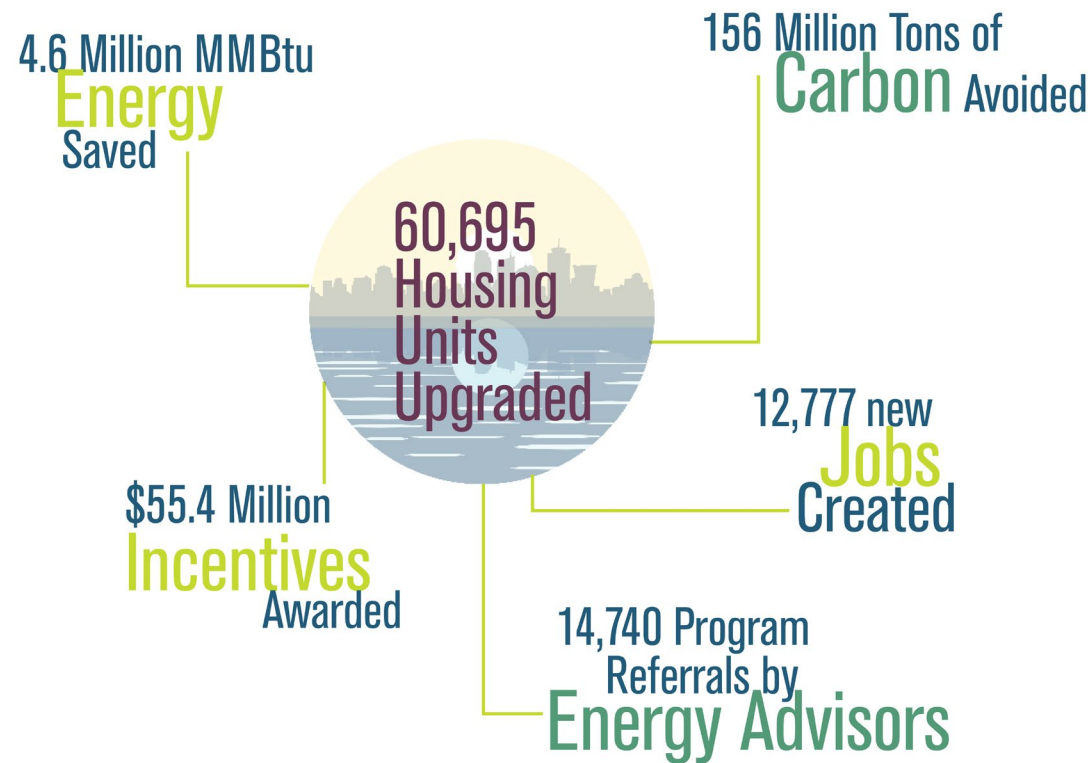
June 9, 2022

# History & Structure

- Formed in 2012 by Bay Area cities and counties who saw a need for better collaboration around energy efficiency
- Now 1 of 4 RENs in the state
- Directed to:
  - Serve Hard-to-Reach
  - Fill gaps in market
  - Support innovative pilots that can be scaled



# Regional Accomplishments and Impact



- **9 Counties, 101 Cities**
- 6 Programs focused on
  - ✓ Energy efficiency upgrades
  - ✓ Electrification upgrades
  - ✓ Water energy nexus
  - ✓ Raising awareness among real estate and contractor industry
  - ✓ Energy code compliance

# Who We Serve

Small and  
medium  
businesses

Multifamily  
property owners

Homeowners  
& Renters

Contractors

Local  
Government  
Staff

Building Industry  
& Real Estate  
Professionals

# BayREN Programs

Home+ Single  
Family Program

Green Labeling  
Program

Multifamily  
Program

Integrated  
Energy Services

Business  
Program

Water Upgrades  
\$ave Program

Codes &  
Standards  
Program

Targeted  
Decarbonization  
Services

Refrigerant  
Replacement  
Program

Climate Careers  
Program

# Bay Area Multifamily Building Enhancements (BAMBE)

- Eligibility: Multifamily properties w/ 5 or more dwelling units, located in 9-county Bay Area with a focus on deed restricted and NOAH
- Program offerings:
  - **1. No-Cost Energy Consulting**
    - Energy usage analysis, site visits, scope development
  - **2. Cash Rebates**
    - Flat rate \$750/unit, additional incentives for gas-to-electric conversions





# BAMBE + BAHFA

- Extensive experience working with affordable property developers
- BAMBE is attractive as it lowers operational costs and provides financial support from rebates



**Episcopal  
Community Services**  
San Francisco



Chinatown Community  
Development Center  
華協中心



# Case Study: Cinnabar Commons in San Jose (245 units)

<b>Energy Savings</b>	<b>10.7%</b>
<b>Rebate Amount</b>	\$103,750 (\$750 x 245 units)
<b>Upgrades Installed</b>	✓ Central Water Heaters / Boilers ✓ In-unit LED Lighting ✓ Hallway + Garage LED Lighting



# Case Study: Noble Tower



Available online: <https://youtu.be/S78-9VfJUoY>

# Thank you!

Jennifer Berg, Energy Section Director

[jberg@bayareametro.gov](mailto:jberg@bayareametro.gov)

**BAY AREA METRO** | [BayAreaMetro.gov](http://BayAreaMetro.gov)  
Association of Bay Area Governments  
Metropolitan Transportation Commission

