



375 Beale Street  
Suite 800  
San Francisco, California  
94105

## Meeting Minutes

### Bay Area Housing Finance Authority

*Alfredo Pedroza, Chair   Nick Josefowitz, Vice Chair*

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Wednesday, June 26, 2024

9:35 AM

Board Room - 1st Floor

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#### Roster

**Alfredo Pedroza (Chair), Nick Josefowitz (Vice Chair),  
Margaret Abe-Koga, Eddie Ahn, David Canepa, Cindy Chavez, Carol Dutra-Vernaci,  
Dina El-Tawansy\*, Victoria Fleming, Dorene M. Giacopini\*, Federal D. Glover,  
Matt Mahan, Nate Miley, Stephanie Moulton-Peters, Sue Noack, Gina Papan,  
David Rabbitt, Hillary Ronen, Libby Schaaf\*, James P. Spering, Sheng Thao**

**\*Non-Voting Members**

**Chair Pedroza called the meeting order at 9:35 a.m.**

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

**Present:** 16 - Chair Pedroza, Commissioner Abe-Koga, Commissioner Ahn, Commissioner Canepa, Commissioner Chavez, Commissioner Dutra-Vernaci, Commissioner Fleming, Commissioner Glover, Commissioner Mahan, Commissioner Miley, Commissioner Moulton-Peters, Commissioner Noack, Commissioner Papan, Commissioner Ronen, Commissioner Spering and Commissioner Thao

**Absent:** 2 - Vice Chair Josefowitz and Commissioner Rabbitt

Commissioner Ahn was absent during the roll call and arrived during agenda item 7a.

Non-Voting Commissioners Present: Commissioner Schaaf

Non-Voting Commissioner Absent: Commissioner El-Tawansy and Commissioner Giacopini

#### **2. Pledge of Allegiance / Acknowledgement of the Flag**

#### **3. Compensation Announcement (Clerk)**

#### **4. Chair's Report**

**5. Consent Calendar**

**Upon the motion by Commissioner Spering and seconded by Commissioner Glover, the Authority unanimously approved the Consent Calendar by the following vote:**

**Aye:** 15 - Chair Pedroza, Commissioner Abe-Koga, Commissioner Canepa, Commissioner Chavez, Commissioner Dutra-Vernaci, Commissioner Fleming, Commissioner Glover, Commissioner Mahan, Commissioner Miley, Commissioner Moulton-Peters, Commissioner Noack, Commissioner Papan, Commissioner Ronen, Commissioner Spering and Commissioner Thao

**Absent:** 3 - Vice Chair Josefowitz, Commissioner Ahn and Commissioner Rabbitt

**5a.**     [24-0724](#)     Approval of the Bay Area Housing Finance Authority (BAHFA) Minutes of the May 22, 2024 Meeting

**Action:** Authority Approval

**5b.**     [24-0747](#)     Consultant Bench - 2024 Municipal Advisory Services - Cycle 1 for Service Category:  
           i.    General Obligation (GO) Financing (KNN Public Finance, LLC and Public Resources Advisory Group, Inc.);  
           ii.   Housing Project Revenue Bonds (CSG Advisors Incorporated and KNN Public Finance, LLC); and  
           iii.   Delegation of Authority to MTC to hear and decide upon any protests related to the aforementioned procurements

**Action:** Authority Approval

**Presenter:** Natalie Perkins

**5c.**     [24-0725](#)     BAHFA Resolution No. 0033: Fiscal Year (FY) 2024-25 Operating and Capital Budgets

**Action:** Authority Approval

**Presenter:** Oscar Quintanilla Lopez

**6. Authority Information**

**6a.**     [24-0797](#)     Poll Results for a Bay Area Affordable Housing Bond

Overview of findings from May-June 2024 voter opinion research conducted on the proposed affordable housing general obligation bond

**Action:** Information

**Presenter:** Rebecca Long, MTC/ABAG, and Ruth Bernstein, EMC Research

**The following members of the public were called to speak: Dan Stegink, Chris Robell, and Howard Wong.**

## 7. Authority Approval

7a. [24-0783](#) BAHFA Resolution No. 0031: BAHFA Business Plan

A request that the Authority adopt BAHFA Resolution No. 0031 approving the BAHFA Business Plan; CEQA Determination: Exempt Pursuant to Public Resources Code § 21065; Government Code § 64523.

**Action:** Authority Approval

**Presenter:** Kate Hartley

**Commissioner Ahn arrived during agenda item 7a.**

**Commissioner Chavez and Commissioner Mahan were absent during the vote for agenda item 7a.**

**Dan Stegink was called to speak.**

**Upon the motion by Commissioner Spering and seconded by Commissioner Dutra-Vernaci, the Authority unanimously adopted BAHFA Resolution No. 0031. The motion carried by the following vote:**

**Aye:** 14 - Chair Pedroza, Commissioner Abe-Koga, Commissioner Ahn, Commissioner Canepa, Commissioner Dutra-Vernaci, Commissioner Fleming, Commissioner Glover, Commissioner Miley, Commissioner Moulton-Peters, Commissioner Noack, Commissioner Papan, Commissioner Ronen, Commissioner Spering and Commissioner Thao

**Absent:** 4 - Vice Chair Josefowitz, Commissioner Chavez, Commissioner Mahan and Commissioner Rabbitt

**7b.**     [24-0784](#)     BAHFA Resolution No. 0032: BAHFA's Regional Expenditure Plan

A request that the Authority adopt BAHFA Resolution No. 0032 to approve BAHFA's Regional Expenditure Plan; direct the Executive Director or designee to bring forward a guideline to implement labor standards and to work with the California State Legislature to Amend the San Francisco Bay Area Regional Housing Finance Act to authority BAHFA to impose labor standards on direct recipients of bond proceeds; CEQA Determination; Exempt Pursuant to Public Resources Code § 21065; Government Code § 64523.

**Action:** Authority Approval

**Presenter:** Kate Hartley

**Commissioner Chavez and Commissioner Mahan returned during agenda item 7b.**

**One letter of correspondence was received from Nor Cal Carpenters Union.**

**The following members of the public were called to speak: April Atkins (Nor Cal Carpenters Union), Tim Rayff (Nor Cal Carpenters Union), Edward Evans (Nor Cal Carpenters Union), and Ken Bukowski.**

**Upon the motion by Commissioner Glover and seconded by Commissioner Spering, the Authority unanimously adopted BAHFA Resolution No. 0032. The motion carried by the following vote:**

**Aye:** 16 - Chair Pedroza, Commissioner Abe-Koga, Commissioner Ahn, Commissioner Canepa, Commissioner Chavez, Commissioner Dutra-Vernaci, Commissioner Fleming, Commissioner Glover, Commissioner Mahan, Commissioner Miley, Commissioner Moulton-Peters, Commissioner Noack, Commissioner Papan, Commissioner Ronen, Commissioner Spering and Commissioner Thao

**Absent:** 2 - Vice Chair Josefowitz and Commissioner Rabbitt

7c. [24-0785](#) BAHFA Resolution No. 0034: Affordable Housing General Obligation Bond in an Amount of \$20 Billion

A request that the Authority adopt BAHFA Resolution No. 0034 making certain findings in support of; to call for the election to submit a ballot measure for a general obligation bond for affordable housing in an amount of \$20 billion to the voters of the counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano and Sonoma and the city and county of San Francisco (the “Nine Bay Area Counties”); to consolidate the election at the November 2024 general election; and to authorize staff to take actions related, necessary, or incidental to carrying out the intent of this resolution; Cal. Const. Art. XXXIV Authority: up to 90,000 units.

**Action:** Authority Approval

**Presenter:** Kate Hartley

Written correspondence was received from Janelle Chan (East Bay Asian Local Development Corporation), Roma Dawson (League of Women Voters of the Bay Area), Maureen Sedonaen (Habitat for Humanity Greater San Francisco), and Nick Waranoff.

The following members of the public were called to speak: Matt Graves, Huascar Castro, Sophia DeWitt (East Bay Housing Organization), Warren Cushman (Community Resources for Independent Living), Irving Torres (All Home), Geeta Rao (Enterprise), Amie Fishman (Non Profit Housing), Nicole Buccalo (PATH), Monica Strauch (United Way Bay Area), Jennifer Silva (Marin Environmental Housing Collaborative), Marc Joffe, Gregg Dieguez (Midcoast Community Council), Gus Mahtamall, Tom Rubin (20 Billion Reasons), Marcus Crawley (Alameda County Taxpayers Association), Thomas Weissmiller, Ron Brown (Marin Organizing Community), John Avalus (Council of Community Housing Organizations), Dan Adams (San Francisco Mayor's Office of Housing and Community Development), Jeff Bialik (Housing for all Marin), Gina Guillemette (Community Action Marin), Cory Wolbach (Silicon Valley at Home), Elizabeth Wampler (Local Initiatives Support Corporation), Meredith Parnell (St. Vincent de Paul Marin), Phil Allen (Catalysts for Local Control), Max Zhang (Generation Housing), Annie O'Connor (West Marin CLTs), Amy Beth Willis (Save the Bay), Rebecca Foster (Housing Accelerator Fund), Leonor Godinez (Faith in Action East Bay), Nevada Merriman (MidPen Housing), Lydia Kon, Clarice Veloso (EAH Housing), Katie Goetz (Woodside Road United Methodist Church), Reverend Dr. Penny Nixon (Peninsula Solidarity), Matt Regan (Bay Area Council), Courtney Pal (Resources for Community Development), Kevin Zwik, Elizabeth Henry (Catalysts CA), Jordan Grimes (Greenbelt Alliance), Meina Young (Business and Housing Network), Charlie Sciammas (Council of Community Housing Organizations), Manson Leung (Self Help for the Elderly), Jay Mitchell (Faith in Action East Bay), Chris Cummings (Tenderloin Neighborhood Development Corporation), Ken Chan (Housing Leadership Council of San Mateo County), Aboubacar Ndiaye (Northern California Land Trust), Leslie Rodriguez (Housing Trust Silicon Valley), Yves-Langston Barturad (San Francisco Women's Housing Coalition), Shola Olatoye, Jenny Michel, Jonathan Karpf, Roma Dawson (League of Women Voters), Pastor Bains, Chris Robell, Erica Valentine, Leo Goldberg, Elsa Schafer, Emily Wheeler (Public Advocates), Glen Branaman (Napa-Solano Central Labor Council), Tad, Joe Summers, Bob Allen (Urban Habitat), Doug Fowler (Habitat for

Humanity), Cheryl Pattick (North Marin Community Service), Rich Hedges, Barry Smith, Katherine Hedges, Richard Gallo, Kalimah Salahuddin, Delma Hernandez, Keith Brown (Alameda Labor Council), Vicki Shu (East Bay Asian Development), Pat Piras, Ogni Jussei, Vinay Pimpley, Andrea Morgan, Howard Wong, Anne Gray, iPhone (31), Tim Frank, and Adina Levin.

Upon the motion by Commissioner Dutra-Vernaci and seconded by Commissioner Canepa, the Authority unanimously adopted BAHFA Resolution No. 0034. The motion carried by the following vote:

**Aye:** 16 - Chair Pedroza, Commissioner Abe-Koga, Commissioner Ahn, Commissioner Canepa, Commissioner Chavez, Commissioner Dutra-Vernaci, Commissioner Fleming, Commissioner Glover, Commissioner Mahan, Commissioner Miley, Commissioner Moulton-Peters, Commissioner Noack, Commissioner Papan, Commissioner Ronen, Commissioner Spering and Commissioner Thao

**Absent:** 2 - Vice Chair Josefowitz and Commissioner Rabbitt

## 8. Public Comment / Other Business

Mindy Pechinuk and Kate Hedges were called to speak.

## 9. Adjournment / Next Meeting

The next meeting of the Bay Area Housing Finance Authority is scheduled to be held on Wednesday, July 24, 2024. Any changes to the schedule will be duly noticed to the public.