



375 Beale Street  
Suite 800  
San Francisco, California  
94105

## Meeting Minutes

### Bay Area Housing Finance Authority

*Sue Noack, Chair    Stephanie Moulton-Peters, Vice Chair*

Wednesday, May 27, 2026

9:40 AM

Board Room - 1st Floor

#### Roster

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

**\*Non-Voting Members**

**+Remote per Government Code s. 54953(c)**

Vice Chair Moulton-Peters called the meeting to order at 11:52 a.m.

Chair Noack cited Government Code 54953.8.3(c) just cause caregiving need of a parent and participated remotely.

Non-Voting Commissioners Absent: Commissioner El-Tawansy, Commissioner Giacopini and Commissioner Schaaf

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

**Present:** 14 - Commissioner Ahn, Commissioner Andersen, Commissioner Ashcraft, Commissioner Corzo, Commissioner Fleming, Commissioner Lee, Commissioner Manfree, Commissioner Mashburn, Commissioner Melgar, Commissioner Miley, Vice Chair Moulton-Peters, Chair Noack, Commissioner Papan and Commissioner Ramos

**Absent:** 4 - Commissioner Abe-Koga, Commissioner Burt, Commissioner John-Baptiste and Commissioner Mahan

### 2. Chair's Report

### 3. Consent Calendar

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

**Aye:** 14 - Commissioner Ahn, Commissioner Andersen, Commissioner Ashcraft, Commissioner Corzo, Commissioner Fleming, Commissioner Lee, Commissioner Manfree, Commissioner Mashburn, Commissioner Melgar, Commissioner Miley, Vice Chair Moulton-Peters, Chair Noack, Commissioner Papan and Commissioner Ramos

**Absent:** 4 - Commissioner Abe-Koga, Commissioner Burt, Commissioner John-Baptiste and Commissioner Mahan

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

**Action:** Authority Approval

#### 4. BAHFA Oversight Committee Report (Ramos)

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

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

**Action:** Authority Approval

**Presenter:** Somaya Abdelgany

**Upon the motion by Commissioner Ramos and seconded by Commissioner Melgar, the Authority unanimously adopted BAHFA Resolution No. 016. The motion carried by the following vote:**

**Aye:** 14 - Commissioner Ahn, Commissioner Andersen, Commissioner Ashcraft, Commissioner Corzo, Commissioner Fleming, Commissioner Lee, Commissioner Manfree, Commissioner Mashburn, Commissioner Melgar, Commissioner Miley, Vice Chair Moulton-Peters, Chair Noack, Commissioner Papan and Commissioner Ramos

**Absent:** 4 - Commissioner Abe-Koga, Commissioner Burt, Commissioner John-Baptiste and Commissioner Mahan

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

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

**Action:** Authority Approval

**Presenter:** Lydia Tan

**Upon the motion by Commissioner Ramos and seconded by Commissioner Andersen, the Authority unanimously adopted BAHFA Resolution No. 039. The motion carried by the following vote:**

**Aye:** 14 - Commissioner Ahn, Commissioner Andersen, Commissioner Ashcraft, Commissioner Corzo, Commissioner Fleming, Commissioner Lee, Commissioner Manfree, Commissioner Mashburn, Commissioner Melgar, Commissioner Miley, Vice Chair Moulton-Peters, Chair Noack, Commissioner Papan and Commissioner Ramos

**Absent:** 4 - Commissioner Abe-Koga, Commissioner Burt, Commissioner John-Baptiste and Commissioner Mahan

## 5. BAHFA Information

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

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

**Action:** Information

**Presenter:** Ilesha Spencer

## 6. Public Comment / Other Business

## 7. Adjournment / Next Meetings:

**The next regular meeting of the Bay Area Housing Financing Authority is scheduled to be held at the Bay Area Metro Center, 375 Beale Street, San Francisco on Wednesday, June 24, 2026. Any changes to the schedule will be duly noticed to the public.**