



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

Meeting Agenda - Final

ABAG Housing Committee

Wednesday, May 8, 2024

12:00 PM

Board Room - 1st Floor

Joint meeting with the BAHFA Oversight Committee

The ABAG Housing Committee is scheduled to meet at 12:00 p.m. or immediately following the 9:45 a.m. MTC Programming and Allocations Committee meeting, whichever is later.

This meeting shall consist of a simultaneous teleconference call at the following location(s):

City of Oakland, Oakland City Hall, 1 Frank Ogawa Plaza, Hearing Room 1, 1st floor,
Oakland, CA 94612

City of San Jose, City Hall Conference Room #1753, 200 E. Santa Clara Street, 17th Floor,
San Jose, CA 95113

County of Solano, 675 Texas Street, Ste 6500, Fairfield, CA 94585

Napa County Administration Building, CEO Office, 1195 Third Street, Suite 310,
Napa, CA 94559

Meeting attendees may opt to attend in person for public comment and observation at 375 Beale Street, Board Room (1st Floor), San Francisco, California. In-person attendees must adhere to posted public health protocols while in the building. The meeting webcast will be available at <https://abag.ca.gov/meetings-events/live-webcasts> 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/83092973752>

Or One tap mobile :

+13092053325,,83092973752# US

Or Telephone:

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

+1 669 900 6833 US (San Jose)

+1 408 638 0968 US (San Jose)

877 853 5247 US Toll Free

888 788 0099 US Toll Free

Webinar ID: 830 9297 3752

Members of the public participating by Zoom wishing to speak should use the “raise hand” feature or dial *9. When called upon, unmute yourself or dial *6. In order to get the full Zoom experience, please make sure your application is up to date.

Detailed instructions on participating via Zoom are available at:

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

Members of the public may participate by phone or Zoom or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name and agenda item number in the subject line. Due to the current circumstances, there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

Roster

Jesse Arreguin, Nikki Fortunato Bas, Pat Eklund, Carroll Fife, Neysa Fligor,
Lisa Motoyama, Peter Ortiz, David Rabbitt, Belia Ramos, Carlos Romero,
Aaron Tiedemann, Wanda Williams

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

Quorum is a majority of ABAG Housing Committee members present.

2. Public Comment

Information

3. Committee Member Announcements

Information

4. Chairs' Report

- 4a. [24-0584](#) ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for May 8, 2024

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information

Presenter: Carlos Romero
Alfredo Pedroza

5. ABAG Housing Committee Consent Calendar

- 5a. [24-0585](#) Approval of ABAG Housing Committee Minutes of April 10, 2024

Action: ABAG Housing Committee Approval

Presenter: Clerk of the Board

Attachments: [05a HC Minutes 20240410 Draft.pdf](#)

6. BAHFA Oversight Committee Consent Calendar

- 6a. [24-0586](#) Approval of BAHFA Oversight Committee Minutes of April 10, 2024

Action: BAHFA Oversight Committee Approval

Presenter: Clerk of the Committee

Attachments: [06a BAHFA OC minutes 20240410 Draft.pdf](#)

7. REAP 2.0 Priority Sites

- 7a. [24-0589](#) Referral of BAHFA Resolution No. 0035 to the Bay Area Housing Finance Authority to authorize the Executive Director or designee to negotiate and enter into loan agreements and all ancillary documents necessary to implement such loans for the following Priority Site Pilots Projects, with the respective developer or single purpose entity formed by the developer in the amount shown below, for a total cumulative amount not to exceed \$28 million from and subject to receipt of Regional Early Action Planning 2.0 (REAP) funding:

Mandela Station, Mandela Station Affordable, LLC, \$3,000,000; South San Francisco PUC Site, SSF PUC Housing Partners, LLC, \$2,100,000; Lake Merritt BART, East Bay Asian Local Development Corporation, \$3,000,000; North Berkeley BART, North Berkeley Housing, \$3,000,000; Blossom Hill, Blossom Hill NC, L.P., \$3,000,000; Midway Village, Midway Associates 2, L.P., \$2,500,000; Treasure Island, Treasure Island Development Authority, \$3,000,000; Capitol Station, MP Capitol Station Associates I, L.P., \$3,000,000; El Cerrito Plaza, ECP Parcel A South Housing Partners, L.P and ECP Parcel C East Housing Partners, L.P., \$2,400,000; Orbisonia Village, Pacific West Communities Inc.(or affiliated borrowing entity), \$3,000,000.

Action: BAHFA Board Approval

Presenter: Ruben Anguiano

Attachments: [07a 1 Summary Sheet Priority Sites Predevelopment Loan Recommendations v](#)
[07a 2 Attachment A Presentation Priority Sites Predevelopment Loan Recomm](#)
[07a 3 Attachment B Priority Sites Predevelopment Loan Proposals and Awards](#)
[07a 4 Attachment C List of Priority Sites Technical Assistance Proposals and A](#)
[07a 5 Attachment D Priority Sites Predevelopment Loan Scoring Criteria v2.pdf](#)
[07a 6 Attachment E Priority Sites Resolution v7.pdf](#)

8. Bay Area Preservation Initiatives

- 8a. [24-0588](#) Presentation to update committee members on BAHFA's preservation pilot programs and spotlight project examples from Bay Area preservation practitioners

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information

Presenter: Somaya Abdelgany; Aubra Levine, The Unity Council; Josefina Aguilar,
South Bay Community Land Trust

Attachments: [08a 1 Summary Sheet Bay Area Preservation Initiatives v2.pdf](#)
[08a 2 Attachment A Bay Area Preservation Initiatives Presentation v2.pdf](#)

9. Bay Area Affordable Housing Pipeline

- 9a. [24-0587](#) Presentation of the Bay Area Affordable Housing Pipeline database, which inventories the region's affordable housing developments in various stages of predevelopment.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information

Presenter: Ruben Anguiano; Amiel Leaño Atanacio, Enterprise Community Partners

Attachments: [09a 1 Summary Sheet Bay Area Affordable Housing Pipeline v3.pdf](#)
[09a 2 Attachment A Bay Area Affordable Housing Pipeline Presentation v2.pdf](#)
[09a 3 Attachment B Bay Area Affordable Housing Pipeline Brief v2.pdf](#)

10. Adjournment / Next Meeting

The next joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee is on June 12, 2024.

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) 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.

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.