

Date: May 22, 2024
W.I.: 1620
Referred by: BAHFA Oversight

ABSTRACT

Resolution No. 0035

This resolution authorizes the Executive Director or designee to negotiate and enter into loan agreements and all ancillary documents necessary to implement such loans to the developer or a single purpose entity formed by such developer for the Priority Site Pilot Projects and in the amounts identified in Attachment A to this Resolution, for a cumulative not to exceed amount of \$28 million from the Regional Early Action Planning Grant 2.0 (REAP 2.0), subject to the receipt of the required REAP 2.0 funding from the California Department of Housing and Community Development and MTC.

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RE: Authorization to negotiate and enter into loan agreements and all ancillary documents necessary to implement such loans to ten Priority Site Pilot Projects, for a cumulative amount not to exceed \$28 million in REAP 2.0 funding from the California Department of Housing and Community Development, subject to the funds being received.

BAY AREA HOUSING FINANCE AUTHORITY
RESOLUTION NO. 0035

WHEREAS, the Metropolitan Transportation Commission (MTC) is the regional transportation planning agency for the San Francisco Bay Area pursuant to Government Code Section 66500 *et seq.*; and

WHEREAS, MTC is the designated Metropolitan Planning Organization (MPO) for the nine-county San Francisco Bay Area region; and

WHEREAS, the California Department of Housing and Community Development (HCD) is authorized to provide up to \$510,000,000 to Metropolitan Planning Organizations and Councils of Government (“Applicant”) listed in Health and Safety Code Section 50515.08, subdivisions (a)(1)-(6) under the Regional Early Action Planning grants program (REAP 2.0), as detailed in Health and Safety Code Section 50515.08-10; and

WHEREAS, HCD issued a Notice of Funding Availability on July 26, 2022, for REAP 2.0 formula grants available to MPOs and Councils of Government and a Notice of Funding Availability on November 7, 2022, for REAP 2.0 Higher Impact Transformative (HIT) competitive grants; and

WHEREAS, MTC approved a request for an allocation of REAP 2.0 formula funds in an amount not to exceed \$102,842,103.03 by Resolution 4548 on November 16, 2022 and a request for REAP 2.0 HIT competitive funds in an amount not to exceed \$10 million by Resolution 4555 on January 25, 2023; and

WHEREAS, MTC further agreed by Resolution 4548 to use all such REAP 2.0 funds only for eligible activities as set forth in California Health and Safety Code section 50515.08(c)(1) and in accordance with REAP 2.0 requirements and guidelines, which include, among other activities, affordable housing preservation and affordable housing predevelopment funding; and

WHEREAS, Title 6.8 of the Government Code, commencing with Government Code Section 64510 (AB 1487, Chiu, October 8, 2019) creates the Bay Area Housing Finance Authority (BAHFA) with jurisdiction extending throughout the San Francisco Bay Area and provides that BAHFA shall be governed by the same board that governs the Metropolitan Transportation Commission (MTC); and

WHEREAS, per Government Code Section 64510(c), BAHFA's purpose is to raise, administer, and allocate funding and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production; and

WHEREAS, on March 22, 2023, MTC adopted Resolution No. 4565, which grants REAP 2.0 funds to BAHFA, for the Housing Preservation Pilot and for the Priority Sites Predevelopment Pilot, contingent upon MTC receiving the REAP 2.0 funds as requested by MTC Resolution No. 4548 and subject to applicable terms and conditions of the grant agreement to be executed between MTC and HCD for the REAP 2.0 funds ("MTC Grant"); and

WHEREAS, BAHFA will implement the Priority Sites Predevelopment Pilot in compliance with California Health and Safety Code section 50515.08(c)(1), all REAP 2.0 requirements and guidelines, all applicable state and federal statutes, rules, regulations, the Standard Agreement that will be executed by and between MTC and HCD for REAP 2.0 funding and MTC Resolution No. 4565; and

NOW, THEREFORE, THE BAHFA BOARD HEREBY RESOLVES AS FOLLOWS:

Section 1. The BAHFA Board hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The BAHFA Board authorizes the Executive Director or designee to negotiate and enter into loan agreements and all ancillary documents necessary to implement such loans (“Loan Documents”) for the Priority Site Pilot Projects with the respective developer or a single purpose entity formed by such developer in the amount shown in Attachment A to this Resolution, for a cumulative not to exceed amount of \$28 million from the Regional Early Action Planning Grant 2.0 (REAP 2.0), subject to the receipt of the required REAP 2.0 funding from the California Department of Housing and Community Development and MTC. In the event that BAHFA receives less than the \$28 million, the Executive Director or designee shall prioritize negotiation and execution of Loan Documents based on the Phases shown in Attachment A, with Phase One receiving the highest priority.

Section 3. This Resolution shall take effect immediately.

BAY AREA HOUSING FINANCE
AUTHORITY BOARD

Alfredo Pedroza, Chair

The above resolution was entered into by the Bay Area Housing Finance Authority Board at a duly called and noticed meeting held in San Francisco, California and at other remote locations, on May 22, 2024.

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Attachment A
 Resolution No. 0035

ATTACHMENT A

List of Priority Sites Predevelopment Pilot projects recommended for a funding award.

Development Name	Borrowing Entity	Jurisdiction	County	Funding Requested	Funding Awarded	Loan Type
Phase One: 4 projects, \$11.1 million						
Mandela Station	Mandela Station Affordable, LLC	Oakland	Alameda	\$4,000,000	\$3,000,000	Permanent
SSF PUC	SSF PUC Housing Partners, LLC	South San Francisco	San Mateo	\$5,000,000	\$2,100,000	Predevelopment
Lake Merritt BART	East Bay Asian Local Development Corporation	Oakland	Alameda	\$3,000,000	\$3,000,000	Permanent
North Berkeley BART	North Berkeley Housing	Berkeley	Alameda	\$3,000,000	\$3,000,000	Predevelopment
Phase Two: 1 Project, \$3 million						
Blossom Hill	Blossom Hill NC, L.P.	San Jose	Santa Clara	\$3,000,000	\$3,000,000	Predevelopment
Phase Three: 5 projects, \$13.9 million						
Midway Village	Midway Associates 2, L.P.	Daly City	San Mateo	\$2,500,000	\$2,500,000	Permanent
Treasure Island	Treasure Island Development Authority	San Francisco	San Francisco	\$4,500,000	\$3,000,000	Predevelopment
Capitol Station	MP Capitol Station Associates I, L.P.	San Jose	Santa Clara	\$3,000,000	\$3,000,000	Permanent
El Cerrito Plaza	ECP Parcel A South Housing Partners, L.P and ECP Parcel C East Housing Partners, L.P.	El Cerrito	Contra Costa	\$3,850,000	\$2,400,000	Permanent
Orbisonia Village	Pacific West Companies Inc.(or affiliated borrowing entity)	Unincorporated Contra Costa County	Contra Costa	\$3,000,000	\$3,000,000	Predevelopment
Total Awards: 10 projects, \$28 million						