



## **DALY CITY HOUSING DEVELOPMENT FINANCE AGENCY**

### **AGENDA**

#### **SPECIAL MEETING**

**City of Daly City – City Hall  
Council Chambers  
333 – 90<sup>th</sup> Street, 2<sup>nd</sup> Floor, Daly City, CA 94015**

**Special Meeting - HOUSING DEVELOPMENT FINANCE AGENCY**

### **AGENDA**

**Monday, October 13, 2025 - 7:00 PM**

**City Hall Council Chambers – 2<sup>nd</sup> Floor  
City Hall 333 – 90<sup>th</sup> Street  
Daly City, CA 94015**

#### ***To watch the live telecast:***

***<https://www.youtube.com/@DalyCityGov/streams>  
<https://www.dalycity.org/agendas> or Comcast Channel 27***

### **PUBLIC PARTICIPATION**

To submit a comment in writing, please email [cityclerk@dalycity.org](mailto:cityclerk@dalycity.org) and write “Public Comment” in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. All comments received by 4:00 pm will be emailed to the Housing Development Finance Agency members and included as an “Add to Packet” on the City’s website prior to the meeting. Those comments received after 4:00 pm will be added to the record and shared with the Housing Development Finance Agency members following the public meeting. Comments are not read aloud into the record.

### **AVAILABILITY OF PUBLIC RECORDS:**

***All public record to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk’s Office, City Hall located at 333 90<sup>th</sup> Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.***

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City Clerk at 991-8078 as soon as possible.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

1. Approval of Minutes of May 27, 2025 and September 8, 2025.

**STAFF:**

**RECOMMENDATION:**

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the City Council. There shall be no separate discussion of the matters on the Consent Agenda unless requested by a member of the City Council. If discussion is required, that item will be removed from the Consent Agenda and will be considered separately at the end of the Agenda.

PUBLIC APPEARANCE – ORAL COMMUNICATIONS

2. NOTE: Speakers are limited to two minutes, unless modified by the Chair.  
The Board cannot take action on any matter raised under this item.

PUBLIC HEARING

3. Selection of Developer for Carter/Martin Site.

**STAFF:**

**RECOMMENDATION:**

ADJOURNMENT:

DALY CITY HOUSING DEVELOPMENT FINANCE AGENCY  
MEETING MINUTES  
May 27, 2025

The meeting was called to order by Chairperson Daus-Magbual at 11:05 P.M.

ROLL CALL: Commissioners Present:

Rod Daus-Magbual, Chairperson  
Glenn Sylvester, Vice-Chairperson  
Pamela DiGiovanni  
Juslyn Manalo  
Teresa G Proaño

Staff Present:  
Thomas Piccolotti, Executive Director  
Rose Zimmerman, General Counsel  
K. Annette Hipona, Assistant Secretary

**MINUTES:**

**Meeting of September 12, 2022**

It was moved by Chairperson Daus-Magbual, seconded by Commissioner DiGiovanni and carried to approve the Special Meeting minutes of September 12, 2022.

**CHANGE OF OFFICERS**

The Mayor of the City of Daly City is hereby designated as Chairperson and the Vice-Mayor is hereby designated as Vice Chairperson.

**RESOLUTIONS**

**Agreement for Grant of Easement by and between the Housing Development Finance Agency of the City of Daly City and Syufy Enterprises**

Director of Economic and Community Development Tatum Mothershead discussed the agenda report with the Commissioners.

It was moved by Commissioner Manalo, seconded by Commissioner DiGiovanni and carried by vote to open the public hearing.

It was moved by Commissioner DiGiovanni, seconded by Commissioner Manalo and carried by vote to close the public hearing.

DALY CITY HOUSING DEVELOPMENT FINANCE AGENCY  
MEETING MINUTES  
May 27, 2020

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It was moved by Commissioner Manalo, seconded by Commissioner DiGiovanni and carried by unanimous roll call vote adopt the following resolution:

HFA-57, Approving the Request for A Non-Exclusive Utility Easement Agreement with Syufy Enterprises, Making Findings Pursuant to the California Environmental Quality Act (CEQA), and Directing the Filing of a Notice of Determination

ADJOURNMENT:

The meeting was adjourned at 11:14 P.M.

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Assistant Secretary

Approved this 8<sup>th</sup> day  
of September 2025.

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Chairperson

DALY CITY HOUSING DEVELOPMENT FINANCE AGENCY  
MEETING MINUTES

September 8, 2025

The meeting was called to order by Chairperson Daus-Magbual at 9:53 P.M.

ROLL CALL: Commissioners Present:

Rod Daus-Magbual, Chairperson  
Glenn Sylvester, Vice-Chairperson  
Pamela DiGiovanni  
Juslyn Manalo  
Teresa G Proaño

Staff Present:

Thomas Piccolotti, Executive Director  
Rose Zimmerman, General Counsel  
K. Annette Hipona, Assistant Secretary

COMMUNICATIONS

**Developer Interviews for 12.5-Acre Site Located at Carter/Martin Housing Successor Parcel at Carter and Martin Streets**

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Director of Economic and Community Development Tatum Mothershead discussed the process for interviewing and selecting a developer for the 12.5-acre site located at Carter/Martin Housing Successor parcel at Carter and Martin Streets

Chairperson Daus-Magbual, Vice-Chairperson Sylvester and the Commissioners viewed the proposals/presentations. The Commissioners discussed the next steps in the process of choosing a developer with staff.

ADJOURNMENT:

The meeting was adjourned at 11:15 P.M.

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Assistant Secretary

Approved this 13<sup>th</sup> day  
of October 2025.

Rod Daus-Magbual  
Chairperson



## ***Daly City Housing Development – Finance Agency***Item #

**Meeting Date:**

**October 13, 2025**

**SUBJECT: Developer Selection for 12.5-Acre Site Located at Carter/Martin Housing Successor Parcel at Carter and Martin Streets**

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### **RECOMMENDED ACTION**

Staff recommends that the Agency select a developer based on the Statements of Qualifications submitted in response to the RFQ for the Carter/Martin property located in Daly City, California and authorize staff to engage in an Exclusive Negotiating Agreement (ENA) with the selected developer for subsequent review and approval by the Agency.

### **BACKGROUND**

On September 8, 2025, the Agency interviewed the two respondents to the Request for Qualifications (RFQ) issued on July 25, 2025 for the development of the Carter/Martin property pursuant to exemptions under the California Surplus Land Act (Gov. Code § 54220 et seq.) and the Surplus Land Act Guidelines (25 CCR § 100 et seq.). On October 3, 2025, staff met with the Affordable Housing Committee to discuss the developer selection process for the October 13 meeting.

### **DISCUSSION**

In response to a request from Council, Staff has prepared Exhibit A to summarize the Statements of Qualifications (SOQ) submitted by Alegacy and the team of HumanGood Affordable Housing (HGAH), Waterford Property Company, and HKIT Architects.

As directed by the Committee, staff has requested the developers to prepare a 5-10 minute presentation to address the following:

1. Proposed benchmarks and timeline during the ENA (Exclusive Right to Negotiate) period
2. A detailed financing plan for the proposed concept and experience with affordable housing finance
3. Photos of completed projects

### **NEXT STEPS**

Based on the information available, the Agency can select the developer they believe is best able to meet the Agency's goals. Once a developer is selected, the next step would be to proceed with executing an Exclusive Negotiating Agreement (ENA). The purpose of the ENA is to provide the developer assurances that the City will work exclusively with it, while the developer funds the cost of refining the design of the project and the studies associated with the project that will be necessary to obtain the land use approvals for the project.

The ENA itself would not commit the Agency to selling or the developer to buying the property. It is a contract whereby the City and Developer agree to negotiate in *good faith* during the term of the ENA to prepare a Disposition and Development Agreement (DDA) for future consideration by the Agency.

Respectfully submitted,



Lenelle Suliguin  
Housing and Community  
Development Manager



Tatum Mothershead  
Economic and Community  
Development Director

Attachments

Exhibit A – Summary of SOQs

Exhibit B – Additional Renderings provided by ALegacy LLC

| <b>Developer</b>                                                          | <b>Experience in Affordable Housing Development</b>                                                                                                                                                                                                             | <b>Overall Development Concept</b>                                                                                                                                                                                                                  | <b>Affordable Housing proposed</b>                                                                                                                              | <b>Surplus Lands Act Exemption (1)</b>                                                                                                                                              | <b>Access to Financial Capital</b>                                                             |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Alegacy LLC                                                               | <ul style="list-style-type: none"> <li>None - This project would represent Alegacy's first experience with affordable housing development.</li> <li>Alegacy has extensive experience in Battery Energy Storage Systems. See Appendix B of their SOQ.</li> </ul> | A mixed-use development consisting of at least 400 units of 100% affordable housing, retail (grocery store, food services) green spaces, parking garage.                                                                                            | <ul style="list-style-type: none"> <li>Over 400 units of fully affordable, mixed-use community capped at lower of prevailing market rate or 80% AMI.</li> </ul> | <ul style="list-style-type: none"> <li>To meet exemption B below, 100% of units must be affordable to Low or Moderate Income households, with 75% affordable to 80% AMI.</li> </ul> | Structuring a capital plan anchored by about 30% equity and 70% debt.                          |
| HumanGood Affordable Housing, Waterford Property Company, HKIT Architects | <ul style="list-style-type: none"> <li>Beacon Development Group (BDG), HGAH's development arm, has over 25 years of experience in affordable housing development in California, Oregon and Washington. See Section 4 their SOQ.</li> </ul>                      | A mixed-use development consisting of 75 affordable senior housing apartments to be developed by BDG/HGAH, 125 market rate multifamily apartments to be developed by Waterford, and a PACE (Program for All-Inclusive Care for the Elderly) Center. | <ul style="list-style-type: none"> <li>74 senior affordable housing 1BR units targeting 15%-60% AMI, plus one 2BR manager unit.</li> </ul>                      | <ul style="list-style-type: none"> <li>To meet exemption A below, there must be at least 100 units with at least 25% restricted to 80% AMI.</li> </ul>                              | HGAH and Waterford maintain strong relationships with lenders, investors, and public agencies. |

## NOTES

- (1) The Site has been, or will be, designated as 'exempt surplus land' pursuant to Section 54221(f) of the Government Code, and is being marketed in accordance with exemptions available for:
- Residential developments of 100 or more units with a minimum of 25% restricted to lower-income households as provided in 25 CCR § 103(b)(3); or
  - mixed-use developments with 100% of units affordable to low or moderate income, with 75% for lower-income households, under 25 CCR § 103(c)(7)(A).



















