



# BAHFA Business Plan Approval Joint Housing Committees – February 14, 2024



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# Business Plan Creation & Structure

- Planning process launched in 2021, led by Forsyth Street Advisors and team, including UCB Othering & Belonging Institute, UCB Turner Center for Housing Innovation, Sperry Capital
- Extensive outreach to public, stakeholders & BAHFA Boards
- 4 substantive chapters:
  - **Legislative and Business Planning Overview**
  - **Equity Framework Summary**
  - **Funding Programs**
  - **Operations and Organizational Sustainability**

# Business Plan Component Approvals

- Advisory Committee, BAHFA Board and ABAG Executive Board unanimously approved Equity Framework and Funding Programs chapters
- Advisory Committee and BAHFA Boards provided input and expressed general approval of Operations and Organizational Sustainability plan

# Chapter 1: Legislative & Business Plan Overview

## Describes BAHFA's legal requirements and governing structure, including:

- San Francisco Bay Area Regional Housing Act (Gov. Code Sec. 64500 *et seq.*) mandates
- Revenue options available to BAHFA
- California Constitutional Requirements
- How the Advisory Committee, BAHFA Board, and ABAG Executive Board, as Executive Board to BAHFA, must work together

# Chapter 2: Equity Framework Summary

- Summarizes BAHFA's full **Equity Framework**, which is attached as an appendix
- Describes the need for social and racial equity in Bay Area affordable housing development and preservation
- Provides a regional framework to affirmatively further fair housing
- Sets forth objectives and metrics to guide and measure BAHFA's work

# Chapter 3: Funding Programs

- Provides investment strategies to:
  - **Implement Equity Framework goals**
  - **Create strong, lasting “3Ps” housing programs**
  - **Establish BAHFA as a self-sufficient regional financing agency able to reinvest income back into Bay Area communities**
- Describes BAHFA’s **Regional Housing Revenue Expenditure Plan** (20% of funds generated), which implements Board-approved spending and program recommendations

# Chapter 4: Operations & Organizational Sustainability

**Describes the management and program operations necessary to establish BAHFA as a permanent, self-supporting agency able to provide financing essential to meeting the Bay Area's affordable housing needs over the long term:**

- Construction, permanent, and subsidy loans
- Loan and fee income re-invested as new subsidy loans and program grants
- New sources of lending capital, with BAHFA acting as a “public mortgage lender”

# BAHFA's Goals & Growth

## Early Years

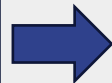
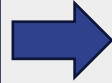
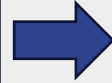
**FUNDING SOURCES:**  
\$2 Billion in GO Bonds



**REGIONAL CAPACITY:**  
Enhanced operational capacity, technical expertise, regional leadership



**PROGRAMS:**  
Mortgage loans, subsidies, local government grants, Doorway



## Years 10 and On

**FUNDING SOURCES:**  
Revenue & capital markets



**REGIONAL CAPACITY:**  
Public mortgage lender, established track record & credibility, financial strength

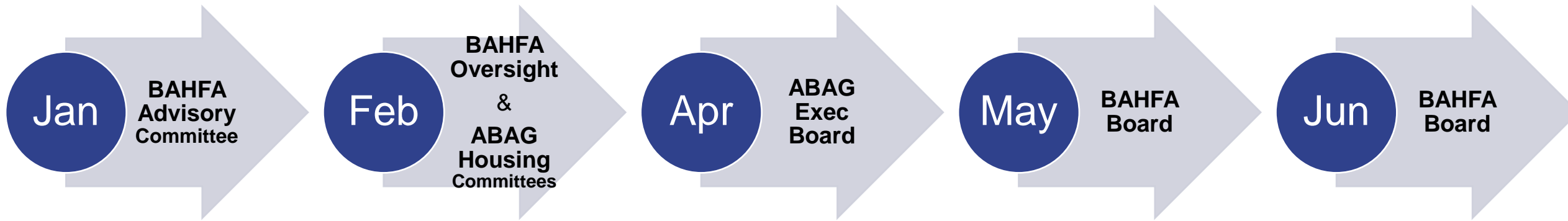


**PROGRAMS:**  
Broader range of financing products & programs, including technical assistance and protections





# 2024 Regional Housing Bond Approval Timeline



## Documents include:

- Business Plan
- Regional Expenditure Plan
- Resolution to Place Measure on the Ballot (Ballot Question & Text of Ballot Measure)

*\* Dates are subject to change*

# Thank you.



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