

# Bay Area Housing Finance Authority: Strategic Planning

Regional Workshop

May 15, 2025



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# Part 1:

# BAHFA Overview & Current Status



# Bay Area Housing Finance Authority (BAHFA)

Created in 2019 to help solve housing affordability challenges



## BAHFA's Core Power

To raise revenue regionally across the 3Ps:

1. **Production** of new affordable housing
2. **Preservation** of existing affordable housing
3. **Protections** for low-income residents and people at risk of homelessness

## BAHFA's Mission

1. **Collaborate** with cities and counties
2. **Add Value**
3. **Improve** our housing delivery system

## BAHFA's Governance

For large-scale decisions there must be agreement between the BAHFA Board (same members as the MTC Commission) and the ABAG Executive Board. BAHFA is also guided by an Advisory Committee made up of affordable housing subject matter experts.

# BAHFA, MTC & ABAG Regional Housing Portfolio is delivering tangible results



## Planning

- **~200,000 housing units** of increased zoned capacity
- **~170,000 new homes** in the pipeline via *Priority Sites Program* across all 9 counties
- **726 staff from 100 cities/counties** registered for one+ of 30 interactive training webinars
- **300+ templates**, sample ordinances, memos, and other T.A. documents for local staff
- Regional Housing Technical Assistance Program **granted \$11 million** to all 109 jurisdictions
- **94% of jurisdictions** with compliant Housing Elements



## Finance & Funding

- **1,600 affordable homes** financed in near-term
- **~12,800 new homes** in early predevelopment stages supported with technical assistance
- **800 homes preserved** as affordable to lower-income households
- **\$6.6 million to prevent homelessness** for seniors



## Recently Released

- **~\$10 million in grants** to local governments for housing policy and zoning updates
- **Doorway: seamless search and application** for affordable homes

# Regional Housing Measure: Timing & Groundwork



**2028 is likely the best next opportunity to pursue a regional housing measure**

- Must lay groundwork to pursue a regional housing measure at the next viable opportunity

**BAHFA's activities in 2025-26 that will contribute to this groundwork include:**

- Demonstrate “proof of concept”
- Pursue near-term funding, including \$30 million request to State Legislature
- Consider enabling a citizen initiative for a regional housing measure

# BAHFA is funded until 2026-27. Planning must start now to extend the runway.

- **Funding:** Current sources are one-time with expenditures planned by 2026-27
- **Programs:** Most programs set to “wind down” by Summer 2026 unless new funding secured
- **Staffing:** At risk of losing staff capacity without new resources

## Take Aways:

- Summer 2026 is the “pivot moment”
- Strategic Planning must begin now to ensure smooth transition

# Part 2:

# BAHFA Strategic Planning

# BAHFA Strategic Planning Overview

## North Star:

BAHFA was created to raise transformative revenue to meet regional affordable housing needs at scale

## Purpose:

Articulate the vision and plan to sustain BAHFA until capitalized at scale

## Process:

An inclusive process is necessary to maintain, strengthen, and expand coalition of BAHFA supporters

## Four Modules:

1. Regional Revenue Measure: Reflections & Framework for Future Ballot Measure
2. Funding Strategy and Financial Sustainability Plan
3. New Regional Financing Products & Approaches
4. Regional Housing Programs

# Module 1: Regional Revenue Measure



Photo Courtesy of RCD Housing

## Goal

- Lay groundwork to unite the region for a future housing revenue measure

## Process

- Articulate “lessons learned” from recent measures, including RM 4
- Case study of Los Angeles to learn from success of Measure A & start-up of LACAHS
- Monitor political climate and voter attitudes
- Technical Advisory Group to include advocacy organizations, local governments, state housing leaders and legislative stakeholders

# Module 2: Funding Strategy

## Goal

- Develop funding strategy for operational stability through 2028 and beyond

## Process

- Near-term focus on \$30 million request to State Legislature
- In summer 2025, align expectations with success of initial fundraising efforts
- Second phase to include cost estimates for programs, and medium-term funding options including self-generated revenue
- Technical Advisory Group to include broad set of stakeholders and funders



# Module 3: New Regional Financing Products

## Goals

- Evaluate, design and launch new financing approaches that:
  - Deliver affordability at lower cost
  - Generate revenue to support financial sustainability

## Process

- CSG Advisors on contract for financial analysis and program design
- Technical Advisory Group focused on housing finance and development



# Module 4: Regional Housing Programs



Photo Courtesy of MidPen

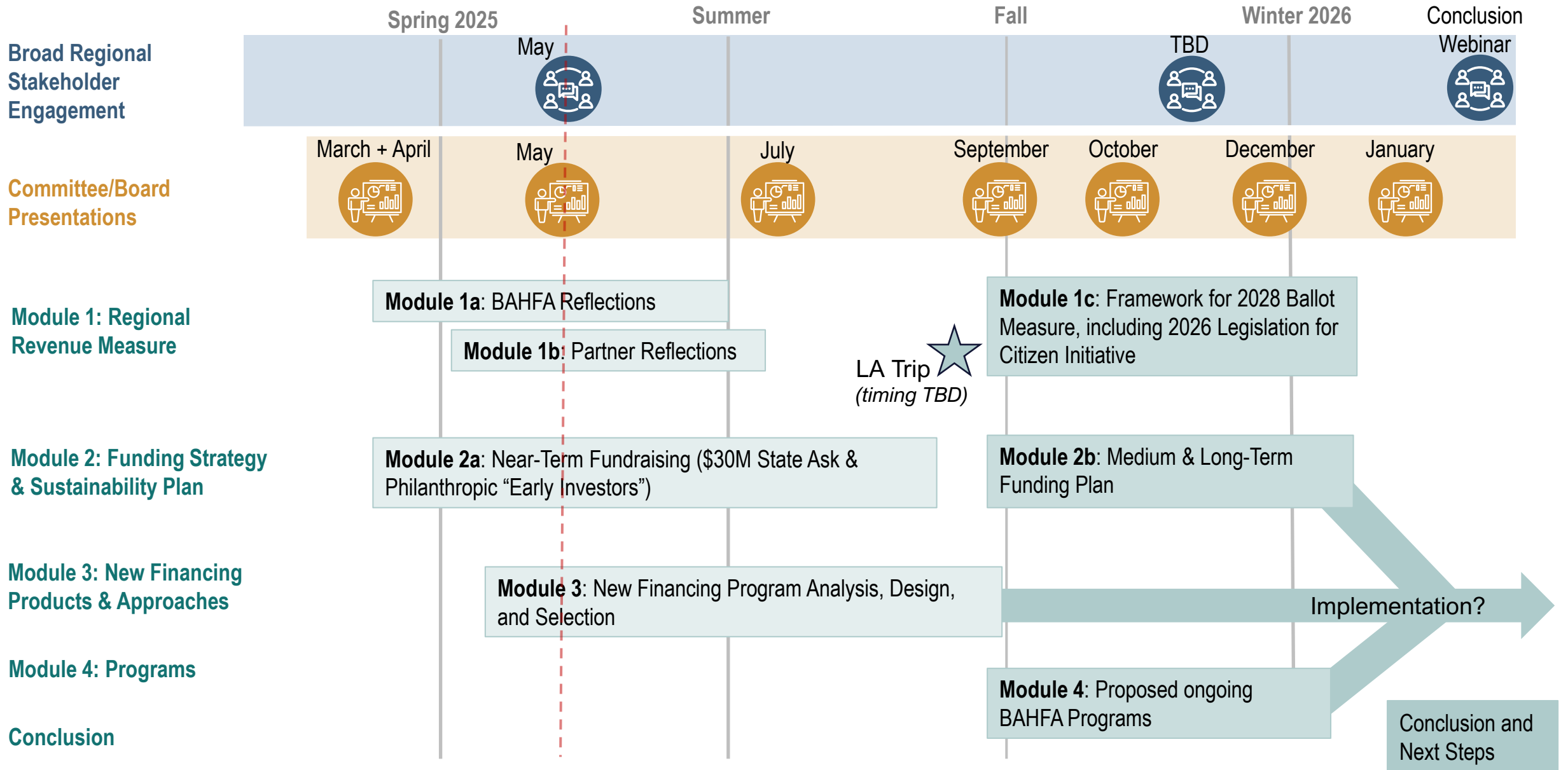
## Goals

- Deliver tangible benefits in near-term while building towards transformative scale

## Process

- Evaluate current initiatives with focus on equity
- Assess landscape for new opportunities
- Prioritize programs to align with available funds; focus on how BAHFA can add the most value with limited resources
- Technical Advisory Group to include expertise across 3Ps, housing justice sector, housing seekers and community groups

# BAHFA Strategic Planning Timeline





# How to Stay Involved

- **Sign up to Stay Involved in BAHFA's Strategic Planning Process:**  
<https://www.surveymonkey.com/r/5B7W3WX>
- **Next Strategic Planning Webinar:**  
TBD date in Fall 2025
- **Public Meetings of BAHFA Committees and Boards:** <https://mtc.ca.gov/meetings-events>
- **General BAHFA mailing list:**  
<https://mtc.ca.gov/node/4000256>
- **Contact BAHFA staff:**  
[BAHFA@bayareametro.gov](mailto:BAHFA@bayareametro.gov)

# Thank you.



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