



# Bay Area Housing Finance Authority (BAHFA)

## Marin County Board of Supervisors

### November 28, 2023



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# A Bay Area Problem to Solve Together



At least **36,810 people in the region experienced homelessness** in 2022 and, as of 2019, **575,000 low-wage workers at risk** of homelessness

## Unaffordability drives worse housing options:



- Rise in **super commuting** (more than 90-minute commute to job)
- People of all income levels **moving out of region** due to high cost
- Bay Area among **lowest rates of homeownership** for people under 35 nationally



**Difficulty hiring and retaining workforce:** Struggle to **hire and retain sufficient workforce**, especially essential workers like teachers, healthcare staff and restaurant workers due to high costs

# Bay Area Voters' Topmost Concerns

## 2023 Polling - MTC

- Voters most commonly **cite homelessness and housing affordability** among the Bay Area's problems
- Over **two-thirds of voters** think more money is needed to address housing

## 2022 Polling – Bay Area Council

- **Homelessness and high housing costs** cited by voters as Bay Area's most important problems



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**Bay Area Housing  
Finance Authority  
(BAHFA) was created  
to help solve housing  
affordability  
challenges**

## BAHFA's Core Power

To **raise revenue** regionally to address systemic challenges in housing affordability and housing stability 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**



# Proposed 2024 Regional Housing Bond

- \$10-20 billion to invest in affordable housing
- Requires voter approval
- Funds disbursed over 10+ years
- Eligible uses set forth in statute and state constitution

# Related 2024 Measure

**Assembly Constitutional Amendment 1** (Aguiar-Curry) will place a measure on the November ballot that would:

1

**Amend the statewide constitution to lower the voter approval threshold** for affordable housing general obligation bonds from two thirds to 55%.

2

**Apply to the Bay Area Regional Housing Bond** on the same November 2024 ballot

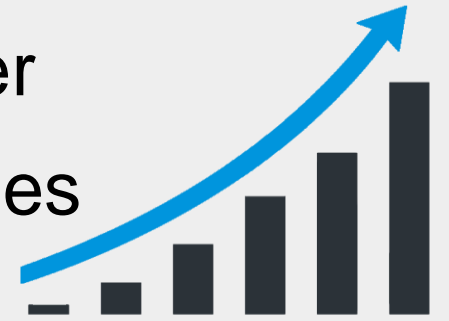
# Significant funding to every community



County & Direct City Allocations	\$10B GO Bond	\$20B GO Bond
Alameda County (excluding Oakland)	\$984 M	\$2.0 B
Oakland	\$383 M	\$765 M
Contra Costa County	\$925 M	\$1.9 B
<b>Marin County</b>	<b>\$352 M</b>	<b>\$704 M</b>
Napa County (excluding City of Napa)	\$100 M	\$200 M
City of Napa	\$79 M	\$158 M
San Francisco	\$1.2 B	\$2.4 B
San Mateo County	\$1.0 B	\$2.1 B
Santa Clara County (excluding San Jose)	\$1.2 B	\$2.4 B
San Jose	\$1.0 B	\$2.1 B
Solano County	\$248 M	\$497 M
Sonoma County (excluding Santa Rosa)	\$282 M	\$564 M
Santa Rosa	\$121 M	\$242 M
BAHFA	\$2.0 B	\$4.0 B

# The Power of BAHFA: Regional Action

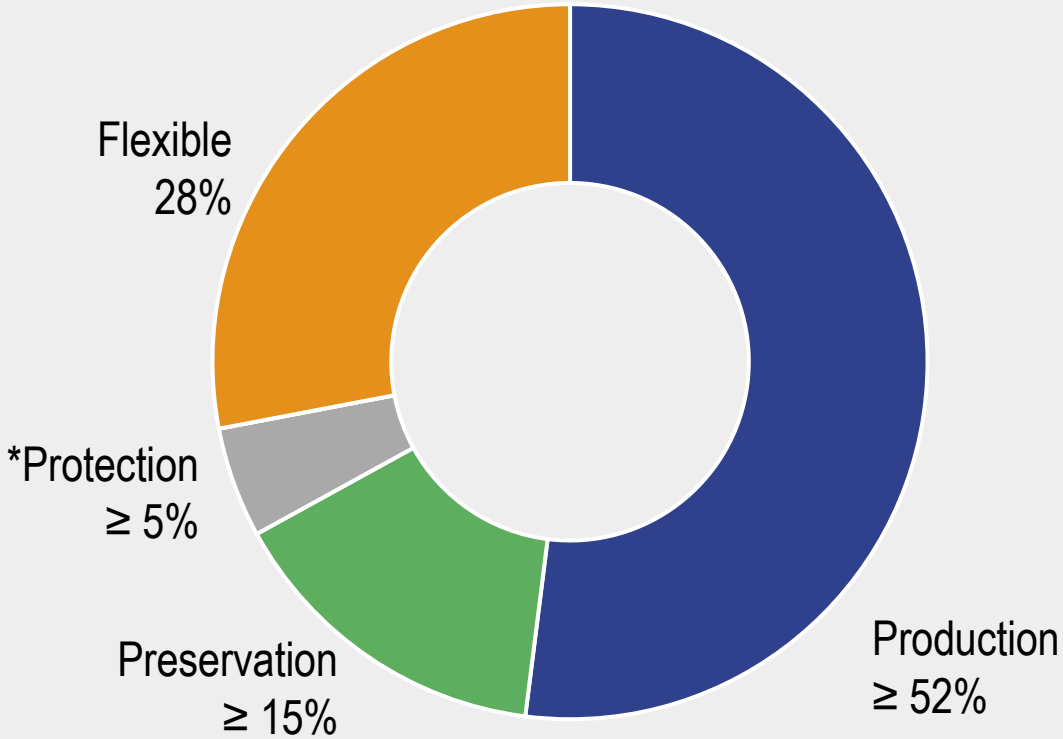
- **Public Reinvestment:** a mission-driven, regional lender redistributes earnings back into projects and communities rather than to shareholders
- **Regional Advocacy:** a single regional voice has strength at the state and federal levels
- **Flexible Program Implementation:** regional governance allows for more innovation and ease of housing program implementation
- **Technical Assistance & Policy Development:** all happen most effectively at the regional level



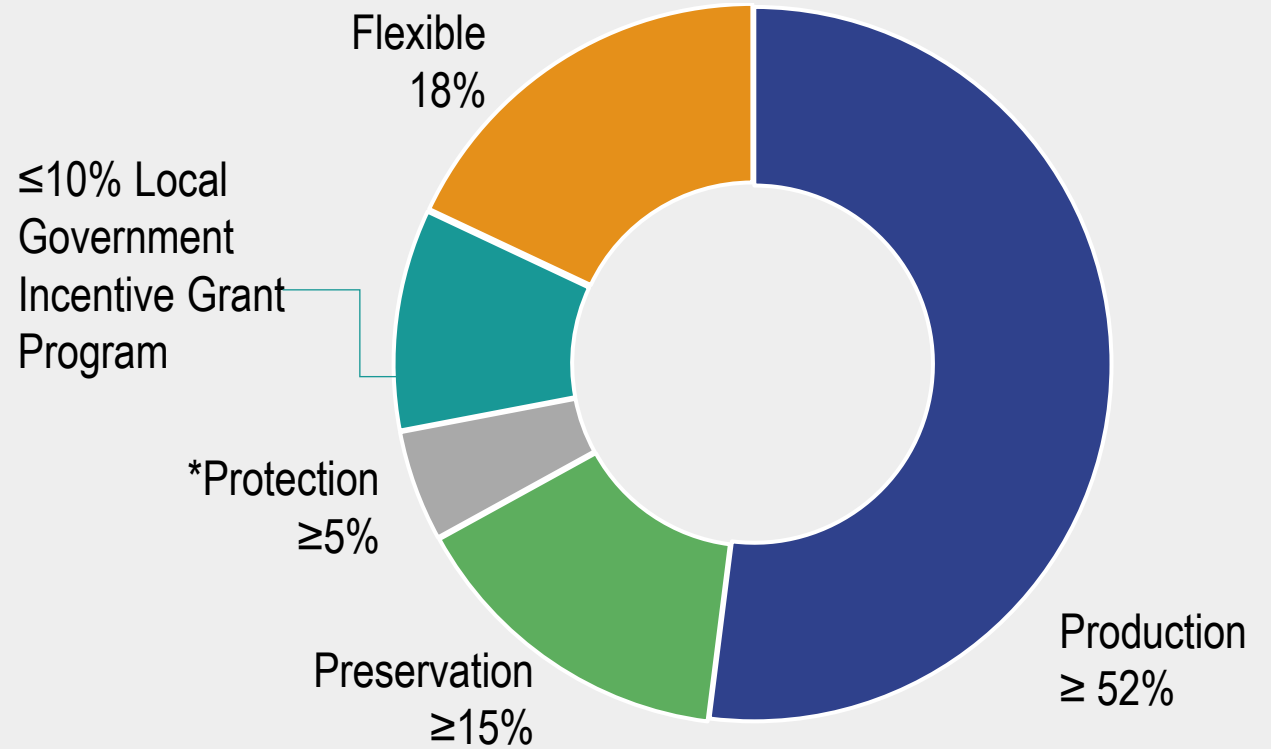


# How Funds May be Spent

## County and City: $\geq 80\%$



## Regional Program $\leq 20\%^{**}$



*\*Currently, state law does not allow bond proceeds to be spent on service-related costs. A constitutional amendment may be on the November 2024 to remove this restriction.*

*\*\*BAHFA's Funding: Targeted investments in jurisdictions as additive financing to further local goals*

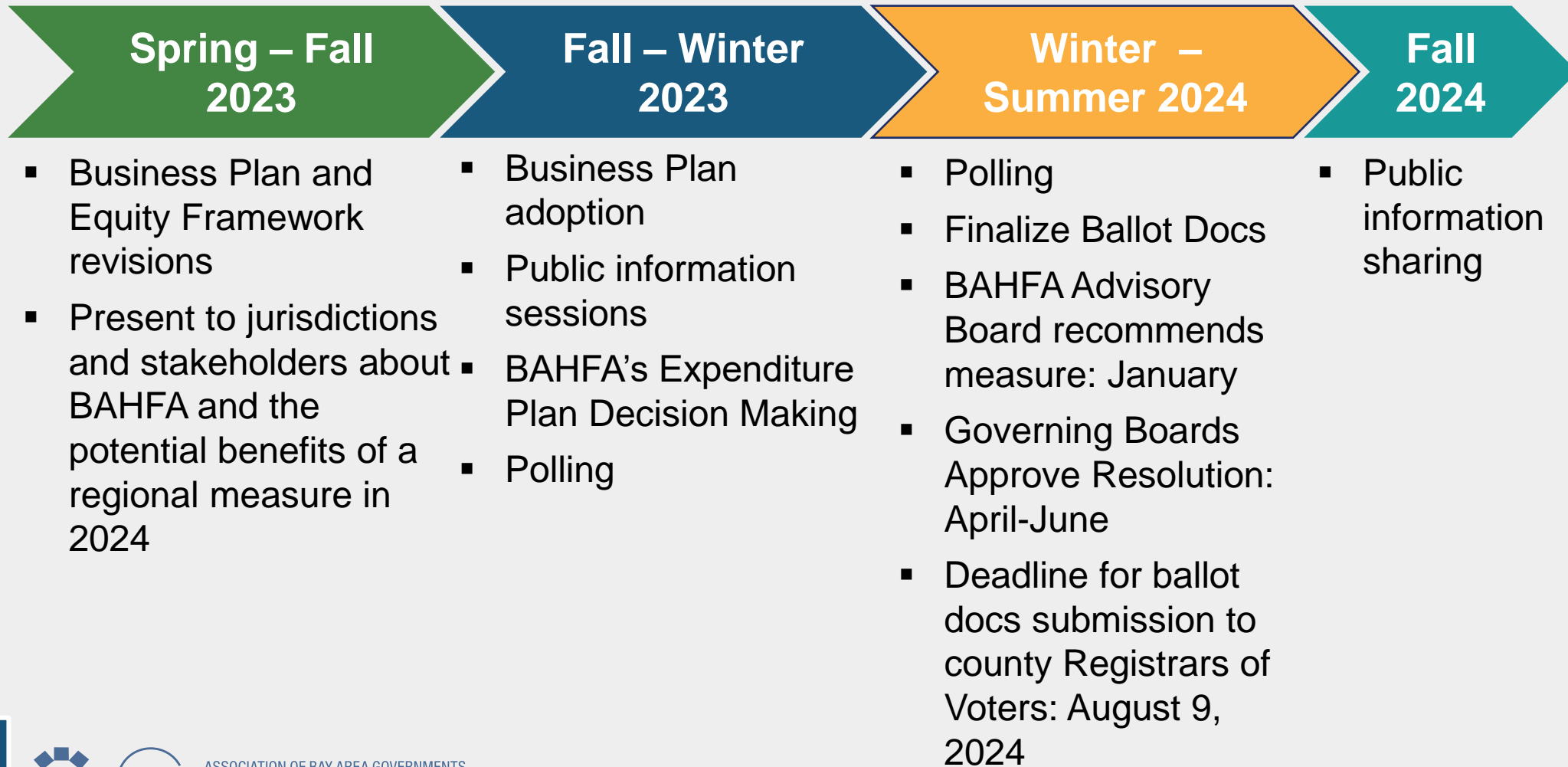
# Total Bond Allocation Estimate for Marin County\*

Bond Allocation	Estimated Share Amount	Approximate Bond Allocation
<b>Total GO Bond Allocation</b>	<b>100%</b>	<b>\$352 million</b>
<b>County Admin</b>	<b>5%</b>	<b>\$18 million</b>
<b>Balance to Disperse</b>	<b>95%</b>	<b>\$334 million</b>
<b>Balance to Disperse</b>	<b>Level</b>	<b>\$334 million</b>
<b>Production</b>	<b>52% min.</b>	<b>\$174 million</b>
<b>Preservation</b>	<b>15% min.</b>	<b>\$50 million</b>
<b>Tenant Protections**</b>	<b>5% min.</b>	<b>\$17 million</b>
<b>Flexible Funding</b>	<b>28%</b>	<b>\$94 million</b>

\* Bond allocation amounts will change when updated with 2023-2024 Assessed Values from the California State Board of Equalization. The figures above are based on 2020 Assessed Values.

\*\* State law does not allow bond proceeds to be spent for non-capital (i.e., services) costs so funds assigned to tenant protection must be reassigned absent a change in law.

# 2024 BAHFA Regional Housing Measure Timeline



# Questions & Comments?



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