



Bay Area Housing Finance Authority (BAHFA) San Mateo City/County Association of Governments February 8, 2024



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

2022 Polling – Bay Area Council



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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

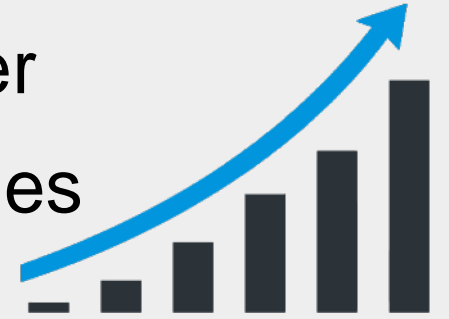
Significant funding to every community



County & Direct City Allocations	\$10B GO Bond	\$20B GO Bond
Alameda County (excluding Oakland)	\$998 M	\$2.0 B
Oakland	\$388 M	\$777 M
Contra Costa County	\$929 M	\$1.9 B
Marin County	\$350 M	\$700 M
Napa County (excluding City of Napa)	\$102 M	\$204 M
City of Napa	\$80 M	\$160M
San Francisco	\$1.75 B	\$2.35 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	\$244 M	\$490 M
Sonoma County (excluding Santa Rosa)	\$277M	\$564 M
Santa Rosa	\$119 M	\$242 M
BAHFA	\$2.0 B	\$4.0 B

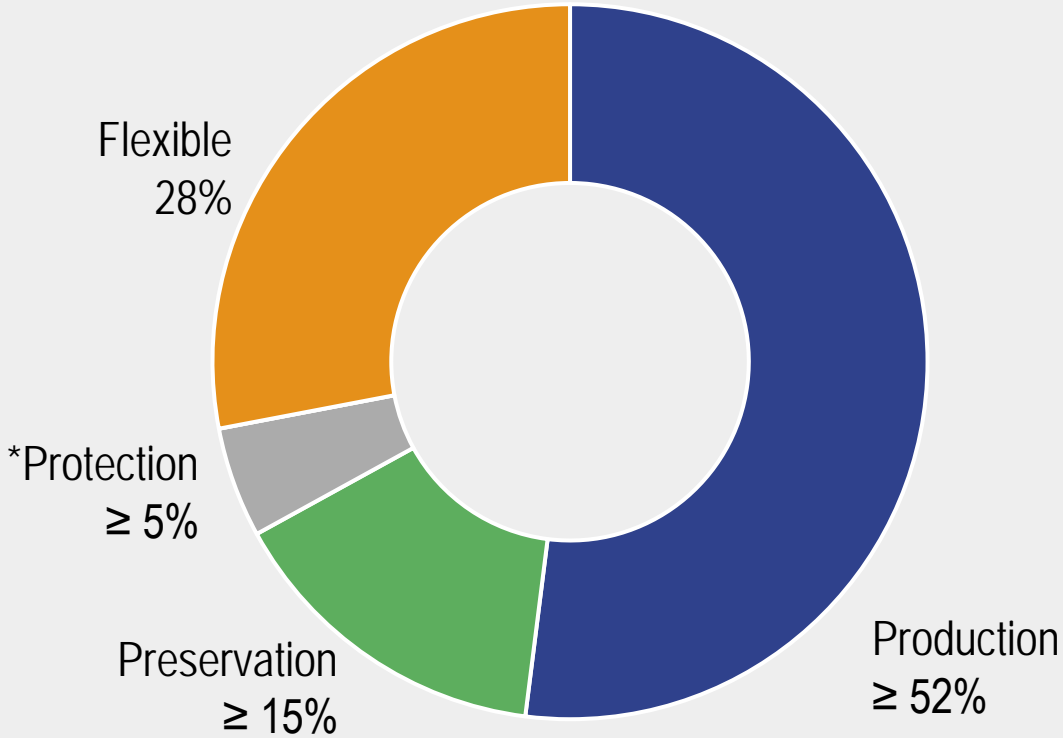
The Power of BAHFA: Regional Action

- **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

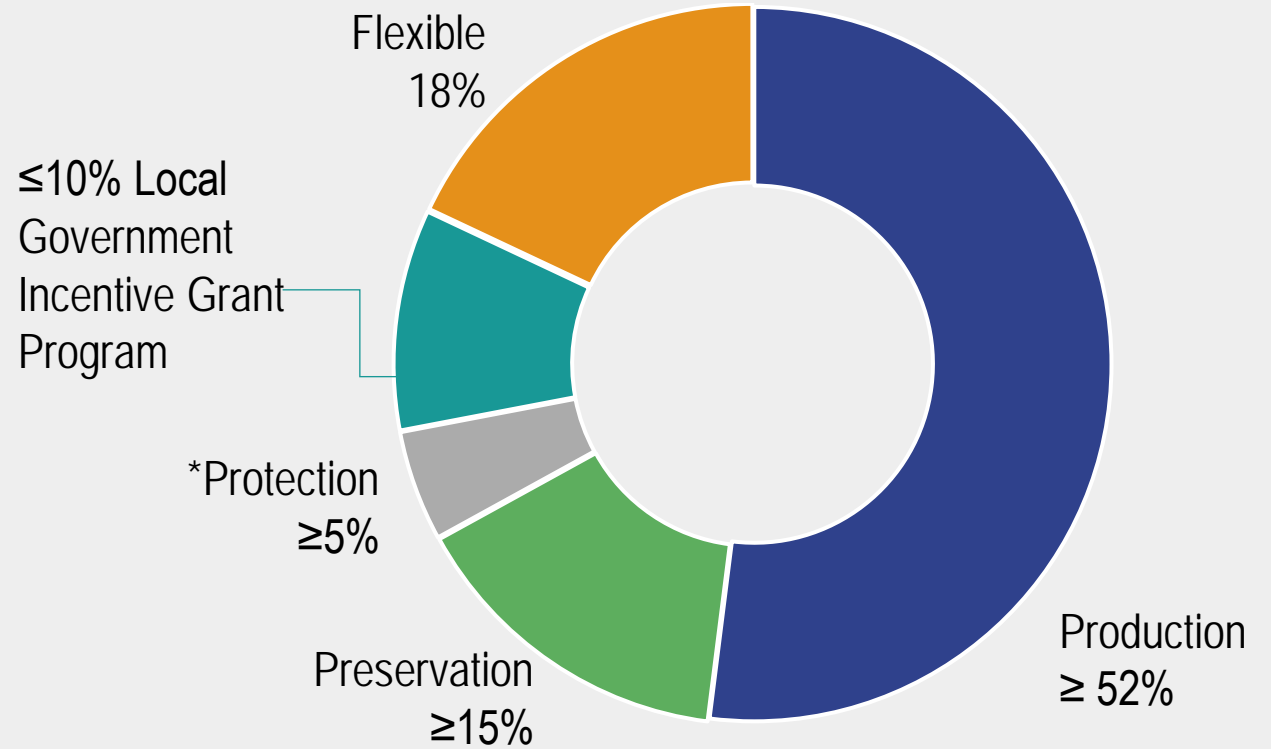


How Funds May be Spent

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*

Potential Funding for San Mateo County

Dollars in millions based on a \$10 billion regional bond

	Receiving Entity	Production Funds	Preservation Funds	Protection Funds	City / County Flexible Funds
		52%	15%	5%	28%
County	\$1.06M	\$552M	\$159M	\$53M	\$297M

Updated, FY 23-24 Regional Assessed Values

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

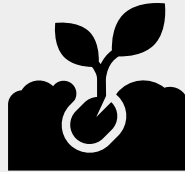
BAHFA's Immediate & Future Value

Early Years

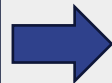
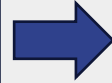
FUNDING SOURCES:
\$2 Billion in GO Bonds



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



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



Years 10 and On

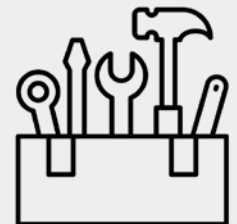
FUNDING SOURCES:
Revenue & capital markets



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



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



San Mateo County Housing

Affordable Housing Pipeline and Housing Need



25 total affordable housing projects in predevelopment



1,817 affordable homes in predevelopment



19,219 affordable homes required for 2023-2031 RHNA



1,808 people experiencing homelessness in 2022

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

Questions & Comments?



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