

<b>BAHFA Mixed-Income Financing Program: Potential Structure and Rollout</b>			
<b>Short Term (6-9 Months)</b>	<b>Senior Lending Assistance</b>	<b>Tax-Exempt Bond Issuance</b> <i>Governmental Purpose Bonds, 501(c)(3) Bonds, Exempt-Facility Bonds</i>	<b>Top-Loss Lending Partnership</b>
	<b>Property Tax Abatement</b>	Negotiate, monitor, and enforce the regulatory agreement necessary to achieve a property tax abatement for the project.	
	<b>Matched Subordinate Debt</b>	Match project sponsors' investment in subordinate debt to close the gap between required senior debt service coverage (DSC) levels and 1.05× DSC on projects.	
	<b>Marketing Assistance</b>	Where other BAHFA programs are used (e.g., one of the conduit issuance options) offer Doorway Housing Portal services to the project as an added benefit.	
<b>Longer Term (1-2 Years)</b>	<b>Exempt-Facility Bonds / Volume Cap Recycling</b>	As an enhancement to BAHFA's newly created exempt-facility bond program for non-LIHTC projects, operate a formal volume cap recycling program to pool and distribute the required volume cap.	
	<b>Construction-Phase Financing</b>	Begin offering financing for new-construction projects.	