

May 19, 2025

The Honorable Scott Wiener
Chair, Senate Budget and Fiscal Review
1020 N Street, Room 502
Sacramento, CA 95814

The Honorable Jesse Gabriel
Chair, Assembly Budget Committee
1021 O Street, Suite 8230
Sacramento, CA 95814

The Honorable Christopher Cabaldon
Chair, Senate Budget Subcommittee #4
1021 O Street, Suite 7320
Sacramento, CA 95814

The Honorable Sharon Quirk-Silva
Chair, Assembly Budget Subcommittee #5
1021 O Street, Suite 4210
Sacramento, CA 95814

RE: Budget Request – Sustaining the Bay Area Housing Finance Authority

Dear Chairs Wiener, Gabriel, Cabaldon, and Quirk-Silva:

As local elected leaders, we strongly support a \$30 million budget appropriation for the Bay Area Housing Finance Authority (BAHFA) to sustain its regional leadership over the next three years - most importantly, preparing for a large-scale revenue measure in 2028 to raise billions of dollars for building and preserving affordable homes across the region. Especially considering the state and federal budget situation, this robust “self-help” is vital for meeting our constituents’ housing needs.

After the Legislature created BAHFA in 2019, agency staff formed close partnerships with our cities and counties. They foster a collaborative approach that stretches local housing resources further. Last year, BAHFA staff provided essential technical assistance as local staff explored statutorily required expenditure plans for the 80% of revenue from a regional measure that would have flowed directly to local jurisdictions.

BAHFA’s \$30 million request has two components. A \$15 million appropriation would maintain BAHFA’s capacity for three years, including the intensive work required to place a revenue measure on the ballot and the continued operation of the Doorway Housing Portal. The initial development of Doorway - a centralized search and application website for affordable housing in all nine counties - was seeded with a state grant in 2021. Doorway not only makes our residents’ housing search much easier, it also allows cities and counties to redirect resources from local portals to other housing priorities. It is an excellent example of the positive impact generated by operating at a regional scale.

We also encourage you to consider allocating BAHFA an additional \$15 million to launch a new lending program, with the goals of reducing development costs and assisting BAHFA in becoming self-sufficient. Modeled on the highly successful New York Housing Development Corporation, this program would offer financing to affordable housing developers at lower interest rates than private lenders, thereby reducing development costs. Modest interest and fees would generate self-sustaining operating support for BAHFA.

The Bay Area Housing Finance Authority is a vital resource that has already demonstrated value for our cities, counties, and residents. We can't afford to lose its powerful revenue-raising potential or the immediate housing affordability it creates. And the state needs BAHFA as a robust partner to meet shared housing goals. We respectfully request your support to sustain its work.

Thank you for your consideration.

Sincerely,

Napa County

Anne Cottrell
Supervisor, Napa County

Joelle Gallagher
Supervisor, Napa County

Amber Manfree
Supervisor, Napa County

Belia Ramos
Supervisor, Napa County

Scott Sedgley
Mayor, City of Napa

Pierre Washington
Mayor, City of American Canyon

Solano County

Wanda Williams
Supervisor, Solano County

Catherine Moy
Councilmember, City of Fairfield

Marin County

Mary Sackett
Board President, on behalf of the full Marin
County Board of Supervisors

Stephanie Moulton-Peters
Supervisor, Marin County

Pat Eklund
Councilmember, City of Novato

Sonoma County

Chris Coursey
Supervisor, Sonoma County

James Gore
Supervisor, Sonoma County

Rebecca Hermosillo
Supervisor, Sonoma County

Lynda Hopkins
Supervisor, Sonoma County

David Rabbitt
Supervisor, Sonoma County

Ariel Kelley
Councilmember, City of Healdsburg

Kevin McDonnell
Mayor, City of Petaluma

Brian Barnacle
Councilmember, City of Petaluma

Susan Hollingsworth Adams
Councilmember, City of Rohnert Park

Mark Stapp
Mayor, City of Santa Rosa

Victoria Fleming
Councilmember, City of Santa Rosa

Dianna MacDonald
Councilmember, City of Santa Rosa

Phill Carter
Councilmember, City of Sebastopol

Alameda County

Nikki Fortunato Bas
Supervisor, Alameda County

Elisa Márquez
Supervisor, Alameda County

Nate Miley
Supervisor, Alameda County

Marilyn Ezzy Ashcraft
Mayor, City of Alameda

Robin López
Mayor, City of Albany

Preston Jordan
Councilmember, City of Albany

John Miki
Councilmember, City of Albany

Adena Ishii
Mayor, City of Berkeley

Carroll Fife
Councilmember, City of Oakland

Rebecca Kaplan
Councilmember, City of Oakland

Contra Costa County

Ken Carlson
Supervisor, Contra Costa County

Shanelle Scales-Preston
Supervisor, Contra Costa County

Carolyn Wysinger
Mayor, City of El Cerrito

Lisa Motoyama
Councilmember, City of El Cerrito

Sue Noack
Mayor, City of Pleasant Hill

San Francisco City and County

Matt Dorsey
Supervisor, City and County of San Francisco

Myrna Melgar
Supervisor, City and County of San Francisco

San Mateo County

City/County Association of Governments of
San Mateo County
(see endorsement letter under separate
cover)

David Canepa
Supervisor, San Mateo County

Noelia Corzo
Supervisor, San Mateo County

Martha Barragan
Mayor, City of East Palo Alto

Ruben Abrica
Councilmember, City of East Palo Alto

Carlos Romero
Councilmember, City of East Palo Alto

James Coleman
Councilmember, City of South San Francisco

Mark Nagales
Councilmember, City of South San Francisco

Santa Clara County

Sergio Lopez
Mayor, City of Campbell

Elliot Scozzola
Councilmember, City of Campbell

J.R. Fruen
Councilmember, City of Cupertino

Zach Hilton
Councilmember, City of Gilroy

Neysa Fligor
Councilmember, City of Los Altos

Sally Meadows
Councilmember, City of Los Altos

George Tyson
Councilmember, Town of Los Altos Hills

Maria Ristow
Councilmember, Town of Los Gatos

Yvonne Martinez Beltrán
Mayor Pro Tem, City of Morgan Hill

Emily Ramos
Vice Mayor, City of Mountain View

Lucas Ramirez
Councilmember, City of Mountain View

Patrick Burt
Councilmember, City of Palo Alto

George Lu
Councilmember, City of Palo Alto

Matt Mahan
Mayor, City of San José

Pamela Campos
Councilmember, City of San José

Domingo Candelas
Councilmember, City of San José

David Cohen
Councilmember, City of San José

Rosemary Kamei
Councilmember, City of San José

Peter Ortiz
Councilmember, City of San José

Carl Salas
Councilmember, City of San José

Lisa Gillmor
Mayor, on behalf of the full City Council for
the City of Santa Clara

Linda Sell,
Vice Mayor, City of Sunnyvale

Region

Libby Schaaf
MTC Commissioner

Eddie Ahn
MTC Commissioner

cc: Senator Josh Becker, Chair, Bay Area Caucus
Assemblymember Buffy Wicks, Vice-Chair, Bay Area Caucus
Members of the Bay Area Caucus

June 13, 2025

CAPITOL OFFICE
1021 O STREET
SUITE 6520
SACRAMENTO, CA 95814
(916) 651-4013

DISTRICT OFFICE
3525 ALAMEDA DE LAS PULGAS
MENLO PARK, CA 94025
TEL (650) 233-2724

SENATOR.BECKER@SENATE.CA.GOV
SD13.SENATE.CA.GOV

SENATOR
JOSH BECKER

THIRTEENTH SENATE DISTRICT



STANDING COMMITTEES

BAY AREA CAUCUS
CHAIR

ENERGY, UTILITIES & COMMUNICATIONS
CHAIR

HUMAN SERVICES

INSURANCE

JEWISH CAUCUS
VICE CHAIR

JOINT COMMITTEE
LEGISLATIVE AUDIT

April 9, 2025

The Honorable Scott Wiener
Chair, Senate Budget and Fiscal Review
1020 N Street, Room 502
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The Honorable Sharon Quirk-Silva
Chair, Assembly Budget Subcommittee #5
1021 O Street, Suite 4210
Sacramento, CA 95814

RE: Budget Request — Sustaining the Bay Area Housing Finance Authority

Dear Chairs Wiener, Gabriel, Cabaldon, and Quirk-Silva:

We write as members of the Bay Area Caucus to request \$30 million to sustain housing affordability programs administered by the Bay Area Housing Finance Authority (BAHFA) that are providing immediate benefits to Bay Area residents and increasing the long-term supply of affordable homes. This funding would also allow BAHFA to leverage roughly \$100 million for multifamily mortgage loans, lowering development costs and capturing interest income to support its operations.

The Legislature created the BAHFA in 2019 to tackle the region's toughest housing challenges in partnership with local governments and community-based organizations. BAHFA's most impactful tool is the ability to raise large-scale revenue across the nine counties - with 80% of the funds flowing directly to counties and 20% remaining at BAHFA for regionwide programs. Our region came close to realizing this vision through last year's ambitious \$20 billion housing bond — but anti-tax sentiment led to its postponement.

While doing the intensive work to place the measure on the ballot, BAHFA also leveraged \$20 million in state seed funding to attract an additional \$55 million in other resources. The combined funds support more than 10 initiatives that demonstrate the value of a regional approach, including:

- **Doorway Housing Portal**, a centralized search and application website for affordable housing. The portal replaces time-consuming online searches and paper applications with a single site where renters can find deed-restricted apartments that meet their income/size needs, apply for multiple listings at once, and get up-to-date lottery/waitlist information. Usage tripled in the last quarter of 2024, going from 14,000 new users to 45,000. Doorway frees up local housing resources for other priorities by allowing counties to fold their listings into the portal. It also offers major benefits to property managers, including conducting lotteries for open apartments.
- **Welfare Tax Exemption Program**, which has preserved the long-term affordability of more than 800 apartments in Alameda, Contra Costa, San Mateo, and Santa Clara counties in just two years. This cost-effective program provides the \$5,000 in public support that allows property owners to qualify for property tax relief, which makes affordable rents feasible. Deed restrictions stabilize rents for 55 years and protect existing residents from displacement.
- **Priority Sites Program**, an example of how BAHFA's "nesting" in agencies that craft the Sustainable Communities Strategy and Regional Housing Needs Allocation facilitates development of programs marrying climate and fair housing goals. The program's predevelopment grants are advancing the construction of more than 1,600 new affordable homes in ten projects on large, underutilized sites near transit. This is one component of a multi-faceted Priority Sites strategy in the region's SCS to focus growth near essential services, frequent transit and green space.
- **Eviction and Legal Services Study**: In mid-2025, BAHFA will publish research on the rates, causes and consequences of evictions. This is the first comprehensive study of its kind in the Bay Area. Results are intended to guide development of data-driven anti-displacement strategies.

Other BAHFA initiatives are advancing the 3 Ps (housing production, preservation and tenant protections) via an annual development pipeline report, a senior rental assistance program, a second preservation program, and an SB 35 tribal notification toolkit.

Postponing the regional ballot measure put BAHFA in a tight financial position, with its operating funding estimated to run out in June of next year. A \$15 million appropriation would allow BAHFA to maintain and expand the Doorway Housing portal, preserve additional homes, continue filling gaps and innovating in the 3Ps, and retain for at least three years the expert staff necessary to administer programs and prepare for the next regional housing ballot measure.

The additional \$15 million would launch a new regional lending program with the primary goals of reducing development costs, capturing interest income for public benefit, and assisting BAHFA in becoming self-sufficient. Modeled on the highly successful New York Housing Development Corporation (HDC), a public mortgage lending program could offer financing to affordable housing developers at lower interest rates than private lenders, thereby reducing development costs.

New York established HDC in 1971 to make low-cost mortgage loans to build and preserve affordable housing. It's now one of the top-ranked financiers nationally, with \$20.6 billion in loans for more than 200,000 apartments. Revenue bonds provide its lending dollars and the interest rate "spread" and loan fees support its operations.

BAHFA is currently exploring various options for transferring this model to the Bay Area. Their initial estimate is that \$15 million in seed funding could raise enough private capital to make roughly \$100 million in loans. After a handful of years, the lending program could generate enough revenue to sustain BAHFA, including operating Doorway and additional housing subsidy programs.

The Bay Area Housing Finance Authority is a vital resource that's already demonstrated the value of a regional approach to major housing affordability challenges. We cannot afford to lose either the immediate housing affordability benefits BAHFA provides or its longer-term revenue-raising potential. And the state needs BAHFA as a robust partner to meet shared housing goals.

We appreciate your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Becker".

Josh Becker
Senator, District 13

A handwritten signature in blue ink, appearing to read "Catherine Stefani".

Catherine Stefani
Assemblymember, District 19

A handwritten signature in black ink, appearing to read "Jesse Arreguin".

Jesse Arreguin
Senator, District 7

A handwritten signature in black ink, appearing to read "Alex Lee".

Alex Lee
Assemblymember, District 24



Buffy Wicks
Assemblymember, District 14



Damon Connolly
Assemblymember, District 12



Lori Wilson
Assemblymember, District 11



Marc Berman
Assemblymember, District 23



Patrick Ahrens
Assemblymember, District 26



Diane Papan
Assemblymember, District 21



Ash Kalra
Assemblymember, District 25



Liz Ortega
Assemblymember, District 20



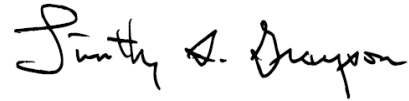
Gail Pellerin
Assemblymember, District 28



Matt Haney
Assemblymember, District 17



Mia Bonta
Assemblymember, District 18



Tim Grayson
Senator, District 9



Anamarie Avila Farias
Assemblymember, District 15



May 6, 2025

The Honorable Scott Wiener
Chair, Senate Budget and Fiscal Review
1020 N Street, Room 502
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Chair, Assembly Budget Committee
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Sacramento, CA 95814

RE: Budget Request – Sustaining the Bay Area Housing Finance Authority

Dear Chairs Wiener, Gabriel, Cabaldon, and Quirk-Silva:

As community partners of the Bay Area Housing Finance Authority (BAHFA), we support including \$15 million in the budget to ensure BAHFA can prepare for a large-scale regionwide revenue measure - hopefully in 2028 – and sustain its housing affordability programs in the near term. We also encourage you to consider allocating BAHFA an additional \$15 million as collateral for up to \$100 million in multifamily mortgage loans, which could lower development costs and capture interest income for public benefit.

The Legislature created BAHFA in 2019 to tackle our region's toughest housing challenges, in partnership with local governments and community-based organizations. BAHFA's most impactful tool is the ability to raise significant revenue - with 80% of the funds flowing directly to the nine counties and 20% dedicated to regionwide programs. We came close to realizing this vision through last year's ambitious \$20 billion housing bond – but anti-tax sentiment led to its postponement.

The first \$15 million in our request would maintain BAHFA's capacity for three years. Its small and nimble staff has launched more than 10 initiatives, most importantly the intensive work to develop a Business Plan and equity framework for the bond and place the \$20 billion measure on the ballot. Other valuable initiatives that capitalized on BAHFA's scale include the Doorway Housing Portal, a centralized search and application website for affordable housing, and the innovative Welfare Tax Exemption Program that, in less than two years, secured the long-term affordability of almost 800 apartments via \$5,000 per project in public support.

An additional \$15 million could launch a new regional lending program with the primary goals of reducing development costs, capturing interest income for public benefit, and assisting BAHFA in becoming self-sufficient. Modeled on the highly successful New York Housing Development Corporation, a public mortgage lending program could offer financing to affordable housing developers at lower interest rates than private lenders, thereby reducing development costs. Modest interest and fees could generate operating support for BAHFA.

The Bay Area Housing Finance Authority is a vital resource that has already demonstrated value. We can't afford to lose its powerful revenue-raising potential or the immediate housing affordability it creates. And the state needs BAHFA as a robust partner to meet shared housing goals.

Thank you for your consideration.

Sincerely,

Organizations

Alameda County Social Services Agency
All Home
Bay Area Community Land Trust
Bonnewit Development Services
Burbank Housing
Canal Alliance
Community Action Marin
Community HousingWorks
Community Planning Collaborative
Destination: Home
East Bay Housing Organizations
Enterprise Community Partners
Episcopal Community Services
Exygy Benefit Corp
Faith In Action Bay Area
Generation Housing
Greenbelt Alliance
Homeward Bound of Marin
Housing Accelerator Fund
Housing Action Coalition
Housing Consortium of the East Bay
Housing Leadership Council of San Mateo County
HousingINC
Insight Housing
Larkin Street Youth Services
Legal Aid of Marin
Lift Up Contra Costa
Lighthouse Silicon Valley
LIISC Bay Area
Marin Environmental Housing Collaborative
Merritt Community Capital Corporation
MidPen Housing
Monument Impact
Northern California Land Trust
Oakland Tenants Union

PATH

Peninsula Solidarity Cohort

Public Advocates

Resources for Community Development

San Francisco Community Land Trust

San Francisco Foundation

San Francisco Mayor's Office of Housing and Community Development

South Bay Community Land Trust

SPUR

Street Level Advisors

SV@Home

Tenants Together

Tenderloin Neighborhood Development Corp.

The Unity Council

Transform

United Way Bay Area

Urban Habitat

Urban Math

Working Partnerships USA

YIMBY Action

2 Individuals

cc: Members of the Bay Area Caucus