

#### BAHFA Business Plan BAHFA Board – May 22, 2024





## **2024 Housing Bond:**

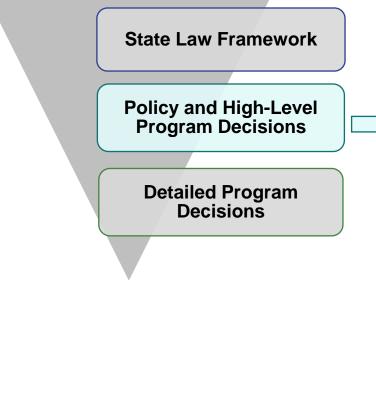
## **Overview & Timeline**

#### **2024 Regional Housing Bond Materials & Decisions**





#### **Regional Housing Bond: Summary of Action Items**



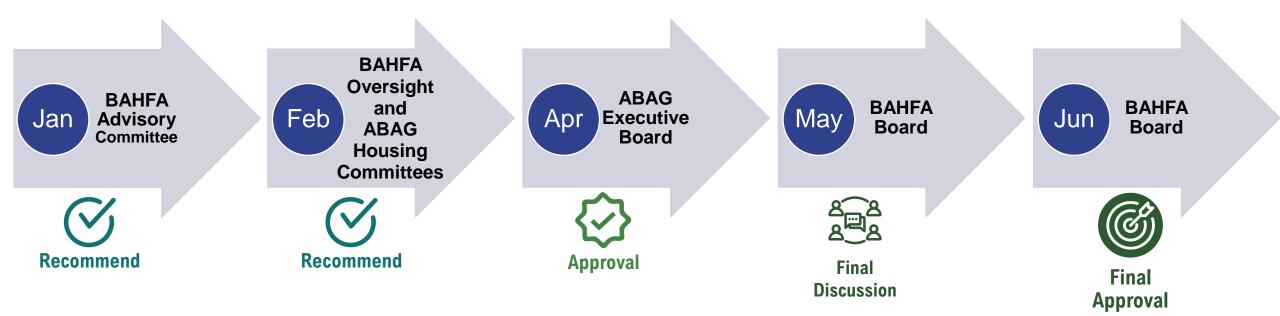
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	Bay Area Housing	
Ľ	Finance Authority	

Flogram Decisions				
Element		ement	What is Included	
-	1.	Initiating Resolution (ABAG)	Revenue mechanism (GO bond); upper limit of bond amount	
-	2.	Election Resolution (BAHFA)	Ballot Question (including bond value); Text of Ballot Measure; Tax Rate Statement	
-	3.	<b>Regional</b> <b>Expenditure Plan</b> (ABAG & BAHFA)	BAHFA's initial expenditure priorities & labor standards	
	4.	BAHFA Business Plan (ABAG & BAHFA)	Greater detail on Equity Framework, Funding Programs, financial self-sustainability plan	

**Policy and High-Level** 

Program Decisions

#### **2024 Regional Housing Bond Approval** Timeline





## **BAHFA Business Plan:**

### Summary

#### **Business Plan Component Approvals**

- In 2023, the Advisory Committee, BAHFA Board and ABAG Executive Board unanimously approved Equity Framework and Funding Programs chapters
- In early 2024, the Advisory Committee, ABAG Housing Committee, and BAHFA Oversight Committee unanimously recommended approval of the final Business Plan
- On April 18, 2024, the ABAG Executive Board unanimously adopted the final Business Plan



#### **Business Plan Creation & Structure**

- Planning process launched in 2021, led by Forsyth Street Advisors and team, including UCB Othering & Belonging Institute, UCB Terner Center for Housing Innovation, Sperry Capital
- Extensive outreach to public, stakeholders & BAHFA Boards
- 4 substantive chapters:
  - **o** Legislative and Business Planning Overview
  - **o Equity Framework Summary**
  - Funding Programs
  - Operations and Organizational Sustainability



## BAHFA's Goals as a Regional Finance Agency

HDC Performance Metrics 2017-2022:

- Bonds Issued: \$1.5-\$2.7B annually
- Subsidy Committed: \$102-\$325M annually
- Projects Financed:
  27-44 annually
- Units Financed: 9,600-15,000 annually

By building upon the successful model of the NYC Housing Development Corporation (HDC) model, BAHFA can:

- Support a diverse set of projects and programs
- Achieve self-sustaining operations
- Generate a new source of recurring funding for programs and project subsidies
- Establish a regional, mission-driven lending agency not reliant on recurring taxpayer support

## **BAHFA's Goals & Growth**

#### Early Years

**FUNDING SOURCES:** \$2-\$4 billion in GO bonds



#### **REGIONAL CAPACITY:**

Enhanced administrative capacity, technical expertise, regional leadership

#### **PROGRAMS:**

Mortgage loans, subsidies, local government grants, Doorway







#### Years 10 and On

FUNDING SOURCES: Diversified revenue streams

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



#### **PROGRAMS:**

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

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