



May 6, 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 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

unemployed

United Way Bay Area

Urban Habitat

Urban Math

Working Partnerships USA

YIMBY Action

2 Individuals