

# BAHFA's Enabling Legislation & Potential Future Revenue Measure

## Regional Housing Stakeholder Committee (RHSC) Update

**ABAG Housing, BAHFA  
Oversight, and BAHFA Advisory  
Committees**

**June 10, 2026**



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

An aerial photograph of a mountainous region, likely the Alps, showing a river valley and surrounding peaks. The image is in a light blue/teal color scheme.

**Part 1:**

**Background &  
BAHFA-ABAG Role**

# BAHFA's New Strategic Plan

- Repositions BAHFA for success after expiration of one-time funds and Regional Measure 4 setback
- Fiscally prudent plan with focus on leveraging regional scale to add value
- Charts a path to financial self-sufficiency by 2030
- Reaffirms long-term vision for BAHFA:
  - Win transformative resources
  - Work together to achieve impact at scale



Photo courtesy Amie Holbrook, Circlepoint

# Regional Revenue Measure Timeline

## Phase 1: Stakeholder Engagement

Broad table to discuss outstanding policy issues to inform proposed legislative changes

BAHFA coordinates with **stakeholders**, building trust and generating buy-in

Outcome: policy framework for statutory amendments

**Timing: ~March-Nov 2026**

## Phase 2: Legislative Changes

Implement policy framework through proposed amendments to BAHFA's enabling legislation

Joint advocacy between BAHFA and **coalition** that could emerge from stakeholder process

Outcome: amended statute

**Timing: Nov 2026-Sept 2027**

## Phase 3: Revenue Measure

Policy development of a regional measure, guided by revised statute

Potential for amended statute to permit placement via qualified voter initiative

If a measure proceeds, BAHFA role limited to public information; not involved in **campaign** activity

Outcome: ballot measure

**Timing: Fall 2027-Nov 2028**

# BAHFA and ABAG Roles in Phase 1

- **Establish Guiding Principles:** To clarify expectations with external stakeholders about BAHFA and ABAG's institutional interests, and also to serve as criteria to evaluate the policy framework at the conclusion of Phase 1.
- **Formal Committee Participation:** BAHFA Oversight, ABAG Housing and BAHFA Advisory Committees to serve as lead policymaking bodies for the agencies during policy development.
- **Local Government Engagement:** BAHFA and ABAG to lead engagement with local governments, including presentations at regular convenings of local elected officials in each county.
- **Collaboration with External Stakeholder Process:** Calibrated involvement that strikes a balance between active participation and allowing space for other voices to join the dialogue.

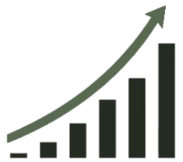
# BAHFA & ABAG Guiding Principles



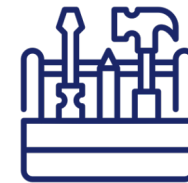
Be Passable



Advance Fairness



Achieve Scale



Deliver on the 3Ps



Innovate to Add Value and Meet Needs



Be Administrable



Ensure Financial Sustainability

# Local Government Engagement Strategy

BAHFA will lead engagement with local elected officials throughout the Bay Area, including multiple touchpoints over time to facilitate meaningful participation.

BAHFA will coordinate with the Regional Housing Stakeholder Committee to ensure that input from elected officials informs development of the Policy Framework.

## Potential Components:

1. Present at Local Meetings of Elected Officials in All 9 Counties
2. Local Elected Official Survey
3. Local Elected Official Webinar
4. Convene Local Housing Staff



**Part 2:**

**Regional Housing  
Stakeholder  
Committee (RHSC)**

# Regional Housing Stakeholder Committee Co-Chairs



**Maria Noel Fernandez**  
Working Partnerships USA



**Jennifer Martinez**  
San Francisco Foundation



**Ann Silverberg**  
Related California and  
Northwest Affordable

# Regional Housing Stakeholder Committee Structure

**RHSC Co-Chairs**

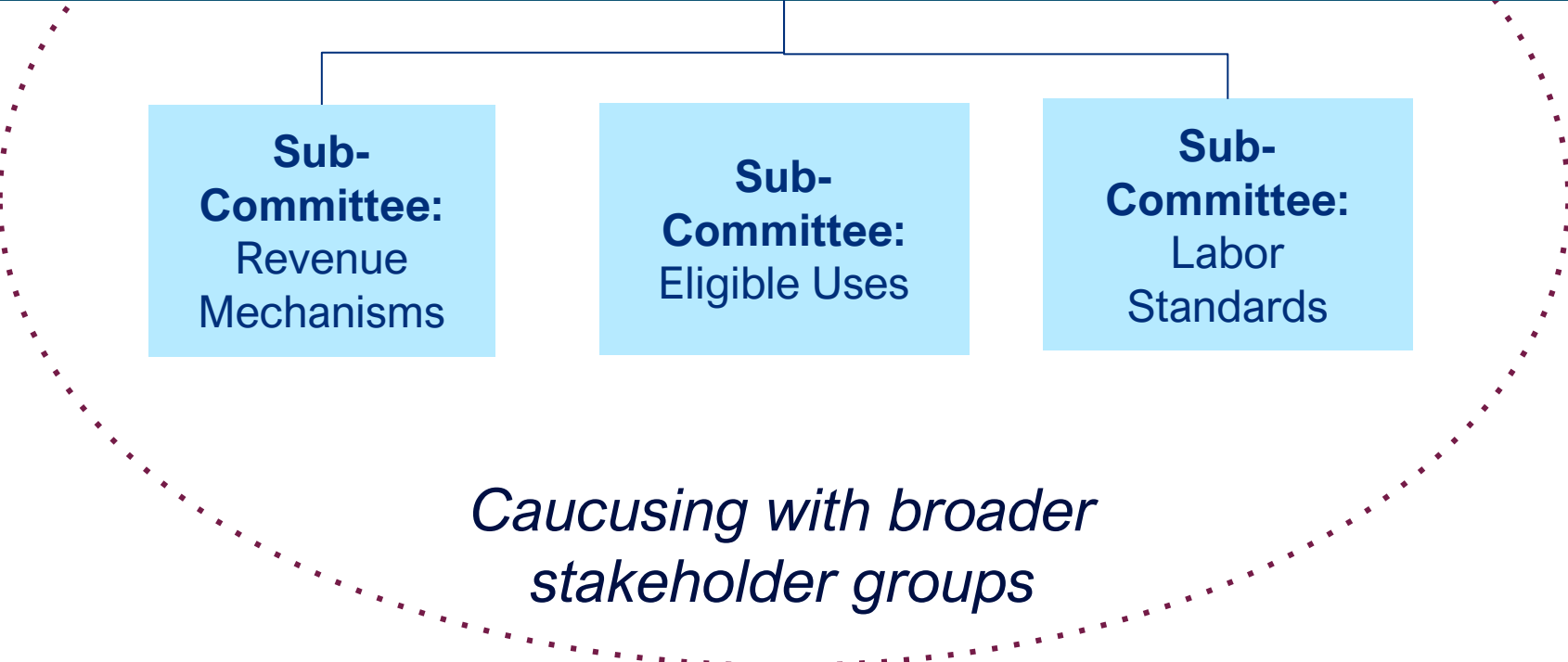
**Regional Housing Stakeholder Committee**  
*Drive towards policy alignment using gradients of agreement*

- Coordinating Committee**
- Co-Chairs
  - BAHFA
  - All Home
  - Enterprise
  - Consultant Support

**Sub-Committee:**  
Revenue Mechanisms

**Sub-Committee:**  
Eligible Uses

**Sub-Committee:**  
Labor Standards



*Caucusing with broader stakeholder groups*

# Regional Housing Stakeholder Committee Members

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**Ann Silverberg**

Related California Affordable |  
President and CEO

**Jennifer Martinez**

San Francisco Foundation | VP,  
Policy and Innovation

**Maria Noel Fernandez**

Working Partnerships USA |  
Executive Director

**Andreas Cluver** Alameda County  
Building Trades Council | Secretary  
- Treasurer

**Ashley Banta** Opportunity House |  
Executive Director

**Chris Iglesias** Unity Council | CEO

**Dan Adams** SF Mayor's Office  
(MOHCD) | Director

**Ellen Wu** Urban Habitat |  
Executive Director

**J.T. Harechmak** Non-Profit  
Housing Association of Northern  
California | Policy Director

**Jean Cohen** South Bay Labor  
Council | Executive Officer

**Jonathan Fearn** Signature  
Development Group | Sr. VP,  
Development

**Joseph Villareal** Contra Costa  
County Housing Authority |  
Executive Director

**Kyle Smeallie** San Francisco  
Community Land Trust | Policy  
Director

**Larry Florin** Burbank Housing |  
CEO

**Laura Foote** YIMBY Action |  
Executive Director

**Leelee Thomas** Marin Housing &  
Com. Dev. Agency | Deputy  
Director

**Libby Schaaf** Bay Area Council |  
President & CEO

**Lina Blanco** North Bay Organizing  
Project | Tenant Organizer

**Linda Mandolini** Eden Housing |  
President and CEO

**Lindsay Haddix** East Bay Housing  
Organization | Executive Director

**Matt Franklin** MidPen Housing |  
President and CEO

**Maureen Sedonaen** Habitat for  
Humanity Greater San Francisco |  
CEO

**Mick Penn** Swinerton | Northern  
California Regional Director

**Omar Carrera** Canal Alliance |  
CEO

**Ray Bramson** Destination Home |  
COO

**Ray Hodges** San Mateo County's  
Department of Housing | Director

**Rebecca Foster** San Francisco  
Housing Accelerator Fund | CEO

**Regina Celestin Williams**  
SV@Home | Executive Director

**Scott Littlehale** North Coast  
States Carpenters Union |  
Research Analyst

**Sean Elsbernd** SPUR | CEO

**Tiffany Bohee** Mercy Housing  
California | President

**Zach Goldman** SEIU 1021 | Policy  
and Legislative Director

# Key Topics for RHSC

1. Revenue Mechanisms
2. Eligible Uses of Funds
3. Labor Standards
4. Revenue Distribution

# Path to Success

- 1. Impact is Meaningful:** Scale of funding makes the effort worthwhile
- 2. Supportive Public Opinion Research:** Polling demonstrates that the policy has a clear path at each stage
- 3. Necessary Public Official Buy-In:** Policy Framework has critical mass of support in the region and in Sacramento
- 4. Sufficient Funding:** Credible path to raise the necessary funds at each stage
- 5. Broad Stakeholder Support:** sufficient capacity and support
- 6. Favorable External Factors:** Political environment, etc.

# Phase 1 Final Product: Policy Framework

- Proposed policy framework including recommendations and/or options
- Document levels of support from participants
- May include: summary of research, feedback from key constituencies, trade off analysis, application of Guiding Principles & Path to Success, etc.
- Enable efficient transition to Phase 2 when BAHFA & ABAG drive legislative advocacy forward



# Phase 1 Timeline

May

Jun

Jul

Aug

Sep

Oct

Nov

Dec

Jan

## Part 1: Launch

- BAHFA & RHSC Alignment
- Level Setting
- Initial Research
- Subcommittee Formation

## Part 2: Discussions

- Ongoing Technical Research
- Broad Engagement
- Collect and Digest Feedback
- Subcommittee Meetings
- Policy Discussions
- Generate and Vet Policy Proposals

## Part 3: Synthesize

- Feedback & Debate
- Compromise & Path to Success Analysis
- Apply Guiding Principles
- Vote with Gradients of Agreement

## Transition to Phase 2

- Agency Alignment
- Engage Legislature

### Outcomes

- ✓ BAHFA Guiding Principles
- ✓ Structure Established
- ✓ Policy Issues Scoped

- ✓ Greater Trust & Buy-In
- ✓ Draft Policy Framework

- ✓ Final Policy Framework

- ✓ Advocacy Platform
- ✓ Proposed Bill Text

RHSC Meetings



BAHFA Committees  
&  
MTC-ABAG Bodies

