
Attachment A – BAHFA and ABAG Guiding Principles

The following BAHFA and ABAG Guiding Principles are intended to frame discussion and prioritize outcomes, not to predetermine specific policy solutions. The Guiding Principles serve as a shared set of expectations within which policymakers and stakeholders can explore options, assess tradeoffs, and develop a policy framework to inform potential legislative amendments. These Guiding Principles have been provided to the Co-Chairs of the Regional Housing Stakeholder Committee to devise appropriate ways to incorporate them into the external stakeholder process. The Guiding Principles will also serve as criteria upon which BAHFA and ABAG can evaluate the proposed policy framework at the end of Phase 1.

- **Be Passable:** The policy framework should be informed by data-driven analysis, including public opinion research, and remain attuned to voter sentiment while retaining flexibility to adapt to changing conditions over time.
- **Achieve Scale:** Revenue should be sufficient to drive outcomes at scale, reflecting the added impact that comes from working together across jurisdictions rather than through fragmented local efforts.
- **Innovate to Add Value and Meet Needs:** Use of funds should complement existing sources and/or deploy innovative, cost-effective models that address unmet needs and fill gaps in the current housing finance ecosystem.
- **Ensure Financial Sustainability:** Any future approach should help position BAHFA to become operationally self-sustaining while delivering a new, durable source of financing for the region, drawing on best practices from leading housing finance entities nationally and internationally.
- **Advance Fairness:** Participating counties and their cities should view a regional approach as fair, with benefits that are transparent, credible, and appropriately distributed across geographies.
- **Deliver on the “3 Ps”:** The policy framework must advance BAHFA’s statutory mandate to protect tenants and prevent homelessness, preserve existing affordable housing, and produce new housing, recognizing that long-term impact requires a comprehensive approach.
- **Be Administrable:** Any approach should be capable of efficient and effective administration by BAHFA, with clear implementation pathways and manageable operational complexity.