ASSOCIATION OF BAY AREA GOVERNMENTS

Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Board Room, 1st Floor

MEETING AGENDA

Date: Wednesday, October 14, 2026 | **Time:** 12 p.m.

ABAG Housing Committee

Chair: Carlos Romero
Vice Chair: Lisa Motoyama
Clerk: Carsie Bonner

Association of Bay Area Governments Housing Committee

Joint meeting with the BAHFA Oversight Committee and Special BAHFA Advisory Committee
The ABAG Housing Committee, BAHFA Oversight Committee, and Special BAHFA Advisory Committee are scheduled to meet at 12:00 p.m., or immediately following the preceding board or committee meeting, whichever is later. This meeting shall consist of a simultaneous teleconference call at the following location(s):
City of San Jose, 200 E. Santa Clara St., 17th floor, Room 747, San Jose, CA 95113 (Campos)
Oakland City Hall, 1 Frank Ogawa Plaza, Hearing Room 2, 1st Floor, Oakland, CA 94612 (Fife)
Meeting attendees may opt to attend in person for public comment and observation at 375 Beale Street, Board Room (1st Floor), San Francisco, California. In-person attendees must adhere to posted public health protocols while in the building. The meeting webcast will be available at https://abag.ca.gov-/meetings-events/live-webcasts Members of the public are encouraged to participate remotely via Zoom at the following link or phone number.

Please click the link below to join the webinar:

Attendee Link: https://bayareametro.zoom.us/j/89981139695

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https://mtc.ca.gov-/how-provide-public-comment-board--meeting-zoom

Members of the public may participate by phone or Zoom during the meeting. In order to be posted to the meeting's web page and circulated to committee members prior to the meeting, written comments must be sent by email at info@bayareametro.gov by 5:00 p.m. two (2) business days before the scheduled meeting date. Please include the committee or board meeting name and agenda item number in the subject line. All comments received will be submitted into the record.

Roster

Carlos Romero
Chair

Lisa Motoyama
Vice Chair

Susan Adams
Pat Eklund
Lisa Gauthier
Pamela Campos
Carroll Fife
Belia Ramos
Ken Carlson
Nikki Fortunato-Bas
Wanda Williams

**Non-Voting Members*

Agenda

1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum / Compensation Announcement
Information

2. Public Comment
Information

3. Committee Member Announcements
Information

4. Chair's Report
Information

4a. ABAG Housing Committee and BAFHA Oversight Committee and BAHFA Advisory Committee Chairs' Report for October 14, 2026. 26-2174

Action: ABAG Housing Committee Information

Presenter(s): Carlos Romero, Belia Ramos, Efren Carrillo

4b. ABAG Housing Committee and BAFHA Oversight Committee and BAHFA Advisory Committee Chairs' Report for October 14, 2026. 26-2174

Action: BAHFA Oversight Committee Information

Presenter(s): Carlos Romero, Belia Ramos, Efren Carrillo

4c. **ABAG Housing Committee and BAFHA Oversight Committee and BAHFA Advisory Committee Chairs' Report for October 14, 2026.** 26-2174

Action: BAHFA Advisory Committee Information

Presenter(s): Carlos Romero, Belia Ramos, Efren Carrillo

5. ABAG Housing Committee Consent Calendar

5a. **Approval of ABAG Housing Committee Minutes of August 12, 2026.** 26-2175

Action: ABAG Housing Committee Approval

Attachments:

- 5a_26-2175_8-12-26_DRAFT_ABAG_Housing_Meeting_Minutes.pdf

5b. **Approval of ABAG Housing Committee Minutes of September 9, 2026.** 26-2176

Action: ABAG Housing Committee Approval

Attachments:

- 5b_26-2176_9-9-26_DRAFT_ABAG_Housing_Meeting_Minutes.pdf

6. BAHFA Oversight Committee Consent Calendar

6a. **Approval of BAHFA Oversight Committee Minutes of September 9, 2026.** 26-2177

Action: BAHFA Oversight Committee Approval

Attachments:

- 6a_26-2177_09-09-2026_BAHFA_Oversight_Draft_meeting_minutes.pdf

7. BAHFA Advisory Committee Consent Calendar

7a. **Approval of Special BAHFA Advisory Committee Minutes of September 9, 2026.** 26-2179

Action: BAHFA Advisory Committee Approval

Attachments:

- 7a_26-2179_09-09-26_DRAFT_BAHFA_Advisory_Meeting_Minutes.pdf

8. BAHFA Enabling Legislation and Potential Future Ballot Measure.

8a. **BAHFA Enabling Legislation and Potential Future Ballot Measure.** 26-2180

Update on the Regional Housing Stakeholder Committee, an external multi-sector group convening to generate alignment on key policy issues affecting BAHFA's enabling legislation and a potential future regional housing revenue measure, as early as 2028.

Action: Information

Presenter(s): Daniel Saver, Maria Noel Fernandez (Working Partnerships USA), Jennifer Martinez (San Francisco Foundation), Ann Silverberg (Related California and Northwest Affordable)

Attachments:

- 8a_26-2180_1__Summary_Sheet__RHSC_Policy_Framework_Updates__v3.pdf
- 8a_26-2180_2_Attachment_A_Organizational_Participation_RHSC__v2.pdf
- 8a_26-2180_3_Attachment_B_Presentation_RHSC_Policy_Framework_v3.pdf

9. Adjournment / Next Meeting

The next joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee is on November 4, 2026. A Special BAHFA Advisory Committee will be duly noticed. * Please note: the next meeting is on the 1st Wednesday of the month due to the Veteran's Day Holiday.***

Public Comment: The public is encouraged to comment on agenda items at meetings by completing a request-to-speak card (available from the Clerk) and passing it to the Clerk. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the meeting body may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

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Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to meeting body members, key staff and others as appropriate. Copies will be available at the meeting.

Bay Area Metro Center
375 Beale Street
Suite 700
San Francisco, California

Meeting Minutes

ABAG Housing Committee

Chair, Carlos Romero, Councilmember, City of East Palo Alto
Vice Chair, Lisa Motoyama, Councilmember, City of El Ceritto

Wednesday, August 12, 2026 | **11:30 AM** | **Yerba Buena Conference Room - 1st Floor**

Special Meeting
Joint meeting with the BAHFA Oversight Committee. The Special ABAG Housing Committee is scheduled to meet at 11:30 a.m., or immediately following the preceding board or committee meeting, whichever is later. This meeting shall consist of a simultaneous teleconference call at the following location(s):
Oakland City Hall, 1 Frank Ogawa Plaza, Hearing Room 2, 1st Floor, Oakland, CA 94612 (Fife)
City of San Jose, 200 E. Santa Clara St., 17th floor, Room 747, San Jose, CA 95113 (Campos)
County of San Mateo, 500 County Center, 5th Floor, Redwood City, Buckeye Room, Redwood City, CA 94063 (Gauthier)

Roster
Susan Adams, Pamela Campos, Ken Carlson, Pat Eklund, Carroll Fife, Nikki Fortunato-Bas, Lisa Gauthier, Yvonne Martinez-Beltran, Lisa Motoyama, David Rabbitt, Belia Ramos, Carlos Romero

1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum / Compensation Announcement

Present: 8 - Campos, Carlson, Eklund, Fife, Gauthier, Motoyama, Ramos, and Romero

Absent: 4 - Fortunato Bas, Martinez-Beltran, Rabbitt, and Adams

Chair Romero called the meeting to order at 11:14 a.m. Quorum was present.

Member Eklund arrived at the conclusion of the Roll Call and was marked present for the remainder of the meeting.

Chair Romero was notified quorum was not present due to teleconference location was lost. Quorum was re-established and the Clerk called the roll.

2. Public Comment

3. Committee Announcements

4. Chair's Report

5. ABAG Housing Committee Consent Calendar

Upon the motion by Motoyama and seconded by Eklund, the ABAG Housing Committee approved the Consent Calendar. The motion carried by the following vote:

Aye: 8 - Campos, Carlson, Eklund, Fife, Gauthier, Motoyama, Ramos, and Romero

Absent: 4 - Fortunato Bas, Martinez-Beltran, Rabbitt, and Adams

5a. 26-0874 Approval of the ABAG Housing Committee Minutes of June 10, 2026.

Action: Committee Approval

6. BAHFA Oversight Committee Consent Calendar

6a. 26-0873 Approval of BAHFA Oversight Committee Minutes of June 10 2026.

Action: Committee Approval

7. Committee Approval

7a. 26-0969 Doorway Proposed Owner/Operator Fees.

BAHFA Oversight Committee to recommend the Bay Area Housing Finance Authority (BAHFA) adopt the proposed fee schedule for owners/operators for the use of the Doorway program.

Action: ABAG Executive Board Approval

Presenter: Barry Roeder

8. Information

8a. 26-0970 Mixed Income Finance Program.

Update on BAHFA's forthcoming Mixed-Income Finance Program, including proposed expansion of the debt program portfolio to include a range of products to enhance flexibility and responsiveness to evolving market conditions.

Action: Information

Presenter: Lydia Tan

Jerry Grace, For the People, was called to speak.

9. Adjournment / Next Meeting

The next meeting of the BAHFA Oversight Committee and ABAG Housing Committee is scheduled for Wednesday, September 9, 2026. Any changes to the schedule will be duly noticed to the public.

Chair Romero adjourned the meeting at 11:39 a.m.

Agenda Item 5b

Bay Area Metro Center
375 Beale Street
Suite 700
San Francisco, California

Meeting Minutes

ABAG Housing Committee

Chair, Carlos Romero, Councilmember, City of East Palo Alto
Vice Chair, Lisa Motoyama, Councilmember, City of El Ceritto

Wednesday, September 9, 2026 | **11:30 AM** | **Board Room - 1st Floor**

Association of Bay Area Governments Housing Committee

Joint meeting with the BAHFA Oversight Committee and BAHFA Advisory Committee
The ABAG Housing Committee, BAHFA Oversight Committee, and Special BAHFA Advisory Committee are scheduled to meet at 11:30 a.m., or immediately following the preceding board or committee meeting, whichever is later. This meeting shall consist of a simultaneous teleconference call at the following location(s):
City of San Jose, 200 E. Santa Clara St., 17th floor, Room 747, San Jose, CA 95113 (Campos)

Clerk: Carsie Bonner

Roster
Susan Adams, Pamela Campos, Ken Carlson, Pat Eklund, Carroll Fife, Nikki Fortunato-Bas, Lisa Gauthier, Yvonne Martinez-Beltran, Lisa Motoyama, David Rabbitt, Belia Ramos, Carlos Romero

1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum / Compensation Announcement

Present: 10 - Adams, Campos, Carlson, Eklund, Fortunato Bas, Gauthier, Martinez-Beltran, Motoyama, Ramos, and Romero

Absent: 2 - Fife, and Rabbitt

Members Fortunato-Bas and Martinez-Beltran arrived during agenda item 8a.

2. Public Comment

3. Committee Announcements

4. Chair's Report

4a. 26-0990 ABAG Housing Committee and BAFHA Oversight Committee and BAHFA Advisory Committee Chairs' Report for September 9, 2026.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information
BAHFA Advisory Committee Information

Presenter: Carlos Romero
Belia Ramos
Efren Carrillo

BAG Housing Committee, Chair Romero, gave the report.

BAHFA Oversight Committee, Chair Ramos, and BAHFA Advisory Committee, Chair Carrillo, had nothing to report.

5. ABAG Housing Committee Consent Calendar

5a. 26-0993 Approval of ABAG Housing Committee Minutes of August 12, 2026.

Action: ABAG Housing Committee Approval

Due to an issue with the posted minutes, approval of the August 12, 2026, ABAG Housing Committee meeting minutes were deferred to the next meeting.

6. BAHFA Oversight Committee Consent Calendar

6a. 26-0994 Approval of BAHFA Oversight Committee Minutes of August 12, 2026.

Action: BAHFA Oversight Committee Approval

The BAHFA Oversight Committee took action on this item

7. BAHFA Advisory Committee Consent Calendar

7a. 26-0995 Approval of BAHFA Advisory Committee Minutes of July 23, 2026.

Action: BAHFA Advisory Committee Approval

The BAHFA Advisory Committee took action on this item.

8. Scaling Solutions: The Case for a Regional Housing Strategy

8a. 26-0984 Scaling Solutions: The Case for a Regional Housing Strategy.

The UC Berkeley Terner Center for Housing Innovation will present a review of academic research that supports a coordinated strategy to approach the Bay Area's housing issues across jurisdictional boundaries to achieve impact at scale.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information
BAHFA Advisory Committee Information

Presenter: Sarah Karlinsky, UC Berkeley Terner Center for Housing Innovation

Sarah Karlinsky, UC Berkeley Terner Center for Housing Innovation, gave the report.

Emily Wheeler, Public Advocacy, was called to speak.

9. BAHFA Enabling Legislation

9a. 26-0987 BAHFA Enabling Legislation and Potential Future Ballot Measure.

Update on the Regional Housing Stakeholder Committee, an external multi-sector group convening to generate alignment on key policy issues affecting BAHFA's enabling legislation and a potential future regional housing revenue measure, as early as 2028.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information
BAHFA Advisory Committee Information

Presenter: Daniel Saver (staff)
Maria Noel Fernandez (Working Partnerships USA)
Jennifer Martinez (San Francisco Foundation)
Ann Silverberg (Related California and Northwest Affordable)

Daniel Saver gave the report.

Maria Noel Fernandez (Working Partnerships USA); Jennifer Martinez (San Francisco Foundation); and Ann Silverberg (Related California and Northwest Affordable) contributed to the report.

Emily Wheeler, Public Advocates; Jean Nansom; Kristi Laughlin, EBASE, were called to speak.

10. Adjournment

The next joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee is on October 14, 2026.

A Special BAHFA Advisory Committee is scheduled for October 14, 2026.

Chair Romero adjourned the meeting at 2:07 p.m. The next regular meeting of the ABAG Housing Committee is scheduled for Wednesday, October 14, 2026.

Agenda Item 6a

Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Minutes

Bay Area Housing Finance Authority Oversight Committee

Chair, Belia Ramos, Supervisor, County of Napa
Vice Chair, Libby Schaaf, US Housing and Urban Development

Wednesday, September 9, 2026 | **11:30 AM** | **Board Room - 1st Floor**

Bay Area Housing Finance Authority
Oversight Committee

Joint meeting with the ABAG Housing Committee and Special BAHFA Advisory Committee

This meeting shall consist of a simultaneous teleconference call at the following location(s):

Roster
Margaret Abe-Koga, Victoria Fleming, Barbara Lee, Amber Manfree, Myrna Melgar, Nate Miley, Gina Papan, Belia Ramos, Libby Schaaf (non-voting)

1. Call to Order / Roll Call / Confirm Quorum / Compensation Announcement

Chair Ramos called the BAHFA Oversight Committee meeting to order at 11:37 a.m. Quorum was present. Vice Chair Schaaf was present.

Present: 8 - Abe-Koga, Lee, Manfree, Melgar, Miley, Papan, Ramos, and Schaaf

Absent: 1 - Fleming

2. Public Comment

3. Committee Member Announcements

4. Chair's Report

4a. 26-0991 ABAG Housing Committee and BAFHA Oversight Committee and BAHFA Advisory Committee Chairs' Report for September 9, 2026.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information
BAHFA Advisory Committee Information

Presenter: Carlos Romero
Belia Ramos
Efren Carrillo

ABAG Housing Committee, Chair Romero, gave the report.

BAHFA Oversight Committee, Chair Ramos, and BAHFA Advisory Committee, Chair Carrillo, had nothing to report.

5. ABAG Housing Committee Consent Calendar

5a. 26-0993 Approval of ABAG Housing Committee Minutes of August 12, 2026.

Action: ABAG Housing Committee Approval

The ABAG Housing Committee took action on this item.

6. BAHFA Oversight Committee Consent Calendar

Upon the motion by Member Papan and second by Member Manfree, the BAHFA Ovesight Committee approved the BAHFA Oversight Committee Consent Calendar. The motion passed unanimously by the following vote:

Aye: 8 - Abe-Koga, Lee, Manfree, Melgar, Miley, Papan, Ramos and Schaaf

Absent: 1 - Fleming

6a. 26-0994 Approval of BAHFA Oversight Committee Minutes of August 12, 2026.

Action: BAHFA Oversight Committee Approval

7. BAHFA Advisory Committee Consent Calendar

7a. 26-0995 Approval of BAHFA Advisory Committee Minutes of July 23, 2026.

Action: BAHFA Advisory Committee Approval

The BAHFA Advisory Committee took action on this item.

8. Scaling Solutions: The Case for a Regional Housing Strategy

8a. 26-0986 Scaling Solutions: The Case for a Regional Housing Strategy.

The UC Berkeley Terner Center for Housing Innovation will present a review of academic research that supports a coordinated strategy to approach the Bay Area's housing issues across jurisdictional boundaries to achieve impact at scale.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information
BAHFA Advisory Committee Information

Presenter: Sarah Karlinsky, UC Berkeley Terner Center for Housing Innovation

Emily Wheeler, Public Advocacy, was called to speak.

9. BAHFA Enabling Legislation

9a. 26-0989 BAHFA Enabling Legislation and Potential Future Ballot Measure.

Update on the Regional Housing Stakeholder Committee, an external multi-sector group convening to generate alignment on key policy issues affecting BAHFA's enabling legislation and a potential future regional housing revenue measure, as early as 2028.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information
BAHFA Advisory Committee Information

Presenter: Daniel Saver (staff)
Maria Noel Fernandez (Working Partnerships USA)
Jennifer Martinez (San Francisco Foundation)
Ann Silverberg (Related California and Northwest Affordable)

Daniel Saver gave the report.

Maria Noel Fernandez (Working Partnerships USA); Jennifer Martinez (San Francisco Foundation); and Ann Silverberg (Related California and Northwest Affordable) contributed to the report.

Emily Wheeler, Public Advocates; Jean Nansom; Kristi Laughlin, EBASE, were called to speak.

10. Adjournment

The next joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee is on October 14, 2026.

A Special BAHFA Advisory Committee is scheduled for October 14, 2026.

Chair Ramos adjourned the BAHFA Oversight Committee meeting at 2:01 p.m. The next regular meeting of the BAHFA Oversight Committee is on Wednesday, October 14, 2026.

Agenda Item 7a

Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Minutes

Bay Area Housing Finance Authority Advisory Committee

Wednesday, September 9, 2026	11:30 AM	Board Room - 1st Floor

Special Meeting

Special Meeting
Bay Area Housing Finance Authority Advisory Committee
Joint meeting with the ABAG Housing Committee and BAHFA Oversight Committee

The BAHFA Advisory Committee, ABAG Housing Committee, and BAHFA Oversight Committee are scheduled to meet at 11:30 a.m., or immediately following the preceding board or committee meeting, whichever is later.

Clerk: Carsie Bonner

Roster
Jamie Almanza, Aissia Ashoori, Efren Carrillo, Consuelo Hernandez, Nevada Merriman, Hugo Ramirez, Leelee Thomas, Michelle Whitman

1. Call to Order / Roll Call / Confirm Quorum / Compensation Announcement

Present: 8 - Almanza, Ashoori, Carrillo, Hernandez, Merriman, Ramirez, Thomas, and Whitman

2. Public Comment

3. Committee Member Announcements

4. Chair's Report

4a. 26-0992 ABAG Housing Committee and BAFHA Oversight Committee and BAHFA Advisory Committee Chairs' Report for September 9, 2026.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information
BAHFA Advisory Committee Information

Presenter: Carlos Romero
Belia Ramos
Efren Carrillo

BAHFA Oversight Committee, Chair Ramos, and BAHFA Advisory Committee, Chair Carrillo, had nothing to report.

5. ABAG Housing Committee Consent Calendar

5a. 26-0993 Approval of ABAG Housing Committee Minutes of August 12, 2026.

Action: ABAG Housing Committee Approval

The ABAG Housing Committee took action on this item.

6. BAHFA Oversight Committee Consent Calendar

6a. 26-0994 Approval of BAHFA Oversight Committee Minutes of August 12, 2026.

Action: BAHFA Oversight Committee Approval

The BAHFA Oversight Committee took action on this item.

7. BAHFA Advisory Committee Consent Calendar

7a. 26-0995 Approval of BAHFA Advisory Committee Minutes of July 23, 2026.

Action: BAHFA Advisory Committee Approval

Upon motion by Member Merriman and seconded by Member Whitman, the BAHFA Advisory Committee approved the BAHFA Advisory Committee Consent Calendar. The motion carried the following vote:

8. Scaling Solutions: The Case for a Regional Housing Strategy

8a. 26-0986 Scaling Solutions: The Case for a Regional Housing Strategy.

The UC Berkeley Terner Center for Housing Innovation will present a review of academic research that supports a coordinated strategy to approach the Bay Area's housing issues across jurisdictional boundaries to achieve impact at scale.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information
BAHFA Advisory Committee Information

Presenter: Sarah Karlinsky, UC Berkeley Terner Center for Housing Innovation

Sarah Karlinsky, UC Berkeley Terner Center for Housing Innovation, gave the report.

Emily Wheeler, Public Advocacy, was called to speak.

9. BAHFA Enabling Legislation

9a. 26-0989 BAHFA Enabling Legislation and Potential Future Ballot Measure.

Update on the Regional Housing Stakeholder Committee, an external multi-sector group convening to generate alignment on key policy issues affecting BAHFA's enabling legislation and a potential future regional housing revenue measure, as early as 2028.

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information
BAHFA Advisory Committee Information

Presenter: Daniel Saver (staff)
Maria Noel Fernandez (Working Partnerships USA)
Jennifer Martinez (San Francisco Foundation)
Ann Silverberg (Related California and Northwest Affordable)

Daniel Saver gave the report.
Maria Noel Fernandez (Working Partnerships USA); Jennifer Martinez (San Francisco Foundation); and Ann Silverberg (Related California and Northwest Affordable) contributed to the report.

Emily Wheeler, Public Advocates; Jean Nansom; Kristi Laughlin, EBASE, were called to speak.

10. Adjournment / Next Meeting

The next joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee is on October 14, 2026.

A Special BAHFA Advisory Committee is scheduled for October 14, 2026.

Chair Carrillo adjourned the meeting at 2:04 p.m. The next regular meeting of the BAHFA Advisory Committee will be duly noticed.

ABAG Housing Committee	BAHFA Oversight Committee	BAHFA Advisory Committee

October 14, 2026 Agenda Item 8a-26-2180

BAHFA Enabling Legislation and Potential Future Ballot Measure

Subject:

Update on the Regional Housing Stakeholder Committee, an external multi-sector group convening to generate alignment on key policy issues affecting BAHFA's enabling legislation and a potential future regional housing revenue measure, as early as 2028.

Background

In March 2026, following completion of BAHFA's new strategic plan, the BAHFA Oversight, ABAG Housing, and BAHFA Advisory Committees affirmed a three-phase approach to continue exploration of a potential regional housing revenue measure as early as 2028. Phase 1 focuses on stakeholder engagement to develop a policy framework that may inform amendments to BAHFA's enabling legislation; Phase 2 would consider legislative changes necessary to implement the policy framework; and Phase 3 would involve potential development of a regional revenue measure guided by any statutory revisions.

To support Phase 1, BAHFA and ABAG established a hybrid structure that combines policymaker oversight with broad stakeholder participation. Under this approach, the Regional Housing Stakeholder Committee (RHSC), a multi-sector body convened by external partners and stakeholder leaders, is tasked with developing recommendations and identifying areas of consensus on key policy issues. The BAHFA Oversight, ABAG Housing, and BAHFA Advisory Committees provide guidance through agency-approved Guiding Principles, ongoing feedback, and public discussion, while retaining responsibility for any future legislative advocacy position and policy decisions. The anticipated outcome of Phase 1 is a Policy Framework documenting proposed statutory amendments, associated analysis, and levels of stakeholder support.

Engagement Update

The RHSC is comprised of representatives from over 30 organizations across the region and is itself central to BAHFA's engagement approach. To date, the RHSC has met eight times and its subcommittees on revenue mechanisms, eligible uses and labor have met a total of fifteen times. The RHSC has conducted "All Hands" workshops in San Francisco, Santa Clara County and the East Bay that have been attended by representatives of additional organizations. In total over 150 organizations have been engaged to date. See **Attachment A** for the full list. There will be several more meetings of the RHSC and its subcommittees and one more "All Hands" workshop in the North Bay. BAHFA staff have participated in all of these meetings.

Additionally, BAHFA, ABAG, and RHSC leadership have pursued a broad engagement strategy designed to supplement RHSC deliberations and ensure input from local governments, community organizations, industry representatives, and other interested parties. BAHFA and ABAG have taken the lead on engagement with local governments, including presentations to elected officials in six counties to date. Two more presentations will be made to elected officials in Solano and Alameda Counties on October 14th. Staff recently held a webinar for local elected officials that was recorded and will be posted on BAHFA's website and is planning a convening of local government housing staff. Staff has also emailed a survey to every local elected official

from towns, cities, and counties in the region that will remain open until October 23rd. BAHFA staff are also collaborating with the RHSC on presentations at conferences and industry events, stakeholder caucusing, and targeted outreach efforts intended to ensure that historically marginalized communities are included in the process. For example, a panel at the recent Nonprofit Housing Association of Northern California (NPH) Conference was attended by over 100 affordable housing professionals, and a presentation at the Urban Land Institute (ULI)'s combined meeting of the Residential and Commercial Joint Product Councils was attended by over 50 business and real estate development practitioners.

Discussion:

The RHSC is currently developing policy recommendations across four primary issue areas: (1) Revenue Mechanisms, (2) Eligible Uses, (3) Labor Standards, and (4) Revenue Distribution. The Revenue Mechanisms and Eligible Uses Subcommittees began their work earlier in the process and have advanced further in evaluating options and identifying potential recommendations.

On September 9th, these Committees received a progress report and had a robust discussion of revenue mechanisms and a partial discussion of eligible uses. Discussion of other topics was limited due to time constraints.

Today's discussion will focus primarily on eligible uses to pick up where the Committees left off in September, and to elevate recent progress made by RHSC stakeholders. Additionally, staff will present a level-set of current statutory parameters for labor standards; however, the labor subcommittee is still exploring options and therefore substantive policy discussion will be deferred until the next Committee meeting. For revenue distribution, staff have completed preliminary analysis of feedback from local governments and determined that the current statutory language is flexible enough to accommodate emerging suggestions; staff seek Committee feedback on that preliminary analysis. All workstreams are included below for completeness and transparency regarding the RHSC's overall scope.

A. Revenue Mechanisms

The Revenue Mechanisms Subcommittee is evaluating both BAHFA's existing statutory revenue authorities and potential new authorities that could be considered through amendments to the enabling legislation. Existing mechanisms include general obligation bond, uniform parcel tax, gross receipts tax, and employee head tax. Discussions have focused on whether existing revenue options warrant modification and whether new revenue options should be added to provide greater flexibility in the future.

The RHSC has considered the subcommittee's work and has voted to recommend amending the statute to allow differentiated parcel taxes with exemptions. Potential authorizations for sales taxes, payroll taxes, and real estate transfer taxes are still being discussed. In parallel, RHSC leadership has initiated research into non-ballot revenue tools, including tax-increment financing and other public finance strategies, to better understand the full range of potential funding

options available to the region. These supplemental strategies could be used to complement a potential future revenue measure, and/or could serve as near-term incremental steps if a ballot measure is not viable in 2028 and must be considered on a longer timeline.

At the September 9th meeting of these Committees, policymakers indicated general alignment with the RHSC on the concept of considering a potential statutory amendment to expand BAFHA's authority to pursue a differentiated parcel tax. Details on how such a tax might be differentiated (for example by different types of land use) and what exemptions might be pursued (for example, for low-income seniors) remain open for discussion and refinement. Mixed views were shared by Committee members on the remaining potential revenue mechanisms, with significant concern expressed about adding sales tax authority given the potential to compete with other local measures utilizing the same mechanism. The RHSC is taking all of this feedback into account as it continues its work. Staff will bring revenue mechanisms back for final discussion at the November Committee meeting.

B. Eligible Uses

The Eligible Uses Subcommittee is considering whether BAHFA's existing expenditure categories and funding requirements should be modified to address evolving housing needs and improve program flexibility. Current statute establishes minimum funding requirements for affordable housing production (minimum 52%), preservation (minimum 15%), and tenant protections (minimum 5%) while allowing the remaining funding to be used flexibly at the local and regional levels.

The RHSC has considered the subcommittee's work and has achieved consensus to recommend amending the statute to:

1. Add homeownership as an eligible use of BAHFA's regional production funds. This would mirror the existing statutory authority for local governments.
2. Expand eligibility for operating subsidies to make deeply affordable homes more financially feasible, in particular capitalized operating subsidy reserves (COSRs).

Additional concepts under discussion include increased focus on extremely low-income households, support for innovative and mixed-income housing models, additional resources for homelessness prevention and tenant protections, requiring just cause eviction protections attached to units produced with funding from a regional measure, and enhanced public engagement requirements. Research and stakeholder discussions on several of these ideas remain ongoing. Staff and the RHSC Co-Chairs seek feedback from Committee members on the preliminary ideas that have been generated by the RHSC.

Consultants have produced a series of case studies of innovative public financing models from across the nation that staff are evaluating for potential applicability in the Bay Area. Staff anticipate bringing more information to the Committees on that research at an upcoming meeting, including insights on how BAHFA's statute may need to be amended to enable BAHFA to pursue a variety of mixed-income, middle income, and social housing models.

Staff and the RHSC Co-Chairs seek feedback from Committee members on the preliminary eligible uses ideas that have been generated by the RHSC.

C. Labor Standards

The Labor Standards Subcommittee is examining whether BAHFA's authority related to labor standards should be expanded. Under current law, BAHFA may establish labor standards for regional funds but generally cannot impose labor standards on return-to-source local funds administered by counties or cities.

The subcommittee is currently focused on research and analysis of potential options. Discussions are intended to evaluate both the scope of BAHFA's authority and the potential policy implications associated with different labor standards approaches. The subcommittee deliberations remain in relatively early stages. Staff anticipate a more substantive update at the November 4 meeting of the BAHFA Oversight and ABAG Housing Committees.

D. Revenue Distribution

The Revenue Distribution workstream has examined how revenues generated by a future measure would be allocated. Current statute establishes a predominantly return-to-source framework under which most revenues are allocated back to counties and certain cities, with a smaller share available for regional investment by BAHFA. Current statute provides for "return to source" of at least 80% of most revenue sources raised at the ballot except a head tax that would return at least 50% of revenue to the counties of origin.

Feedback from local governments on revenue distribution has focused on two issues: (1) the appropriate split of revenue between the regional and return-to-source funds, and (2) ensuring fair distribution of county funding to their constituent cities.

Preliminary analysis shows that BAHFA's statute already contains necessary flexibility to address these issues as the process progresses towards Phases 2 and 3. Specifically, the statute enables:

- Flexibility to determine precise amount of "return to source" funding when the ballot measure is under development, with minimum funding levels for local funds (with no statutory maximum).
- Local control over expenditure planning for return to source funds, so long as statutory requirements are met.
- BAHFA can provide technical assistance to facilitate strong county-city collaboration early in the process.

Given this existing flexibility, staff have determined that feedback from local governments and stakeholders can be accommodated without amending the statute. Staff seek feedback from Committee members on this preliminary analysis.

Issues:

None

Recommended Action:

Information

Attachments:

A. Stakeholder list
B. Presentation

Reviewed:

Andrew Fremier

Organizations participating in the Regional Housing Stakeholder Committee (RHSC)
(as of 10/5)

1. Abode Housing Development
2. ADU Center
3. Affirmed Housing
4. Alameda County Board of Supervisors
5. Alameda County HCD
6. All Home (RHSC Coordinating Committee) (Staff for Eligible Uses Subcommittee)
7. Alta Housing
8. Amigos de Guadalupe Center for Justice and Empowerment
9. Asian Pacific Environmental Network (APEN)
10. BAHFA (Coordinating Committee)
11. BART Transit-Oriented Development Group
12. Bay Area Community Land Trust
13. Bay Area Council (RHSC) (Member, Eligible Uses Subcommittee) (Member, Revenue Mechanisms Subcommittee)
14. Bay Area League of Women Voters, Marin County LWV
15. Building and Construction Trades Council of Alameda County (RHSC) (Member, Labor Subcommittee)
16. Burbank Housing (RHSC) (Member, Eligible Uses Subcommittee) (Member, Revenue Mechanisms Subcommittee) (Member, Labor Subcommittee)
17. California Housing Consortium (Member, Labor Subcommittee)
18. Call Marin Home (Member, Revenue Mechanisms Subcommittee)
19. California Green New Deal Coalition
20. Canal Alliance (RHSC)
21. Care 4 Community Action
22. Centro Legal de la Raza
23. Chinatown Community Development Center (CCDC)
24. Christian Church Homes (CCH)
25. City of Morgan Hill
26. City of Mountain View – Housing Department
27. City of Oakland – Housing and Community Development Department
28. City of Santa Clara
29. City of Sunnyvale
30. Code Tenderloin
31. Communities for a Better Environment
32. Community Action Alliance
33. Community Economics, Inc. (CEI)
34. Community Forward SF

35. Community Resources for Independent Living (CRIL) (Member, Eligible Uses Subcommittee)
36. Contra Costa County Housing Authority (RHSC) (Member, Eligible Uses Subcommittee)
37. County of Santa Clara (incl. Office of Supportive Housing) (Member, Eligible Uses Subcommittee)
38. Crankstart Foundation
39. Chan Zuckerberg Initiative
40. Day Worker Center of Mountain View
41. Destination Home (RHSC) (Member, Revenue Mechanisms Subcommittee)
42. DISH SF
43. EAH Housing
44. East Bay Alliance for a Sustainable Economy (EBASE)
45. East Bay Asian Local Development Corporation (EBALDC) (Member, Labor Subcommittee)
46. East Bay Housing Organizations (EBHO) (RHSC) (Member, Eligible Uses Subcommittee)
47. East Bay Permanent Real Estate Cooperative (EBPREC)
48. Eden Housing (RHSC) (Member, Eligible Uses Subcommittee) (Member, Labor Subcommittee)
49. Enterprise Community Partners (RHSC Coordinating Committee) (Staff for Revenue Mechanisms Subcommittee)
50. EPACANDO
51. Episcopal Community Services of San Francisco
52. Faith Communities Housing Liaison, San Mateo County
53. Faith in Action Bay Area
54. Forward City Labs
55. Galante Solutions, Carol Galante (BAHFA Consultant) (RHSC Coordinating Committee) (Member, Revenue Mechanisms Subcommittee)
56. Generation Housing
57. Global Policy Leadership Academy
58. Greenbelt Alliance
59. Habitat for Humanity Greater San Francisco (RHSC) (Member, Eligible Uses Subcommittee) (Member, Revenue Mechanisms Subcommittee)
60. Healthy Black Families, Inc.
61. Homes for All – California
62. Housing Consortium of the East Bay (HCEB)
63. Housing Leadership Council of San Mateo County (HLC)
64. Housing Rights Committee of San Francisco
65. Housing Trust Silicon Valley
66. Innovation Tri-Valley Leadership Group
67. Larkin Street Youth Services
68. Latinos United for a New America (LUNA)
69. Law Foundation of Silicon Valley
70. Legal Aid of Sonoma County
71. LISC Bay Area
72. Marin Housing and Community Development Agency (RHSC) (Member, Revenue Mechanisms Subcommittee)
73. Marin Organizing Committee

74. Mercy Housing California (RHSC) (Member, Eligible Uses Subcommittee)
75. Merritt Community Capital Corp.
76. MidPen Housing (RHSC) (Member, Revenue Mechanisms Subcommittee) (Member, Labor Subcommittee)
77. Mission Action
78. Mission Economic Development Agency (MEDA)
79. Mission Housing Development Corporation (MHDC)
80. Monument Impact
81. Mountain View Community Land Trust
82. My Eden Voice
83. Napa Valley Community Housing
84. NHA Strategy, Vu-Bang Nguyen, Founder (Facilitator of Labor Subcommittee)
85. Non-Profit Housing Association of Northern California (NPH) (RHSC) (Member, Eligible Uses Subcommittee) (Member, Labor Subcommittee)
86. North Bay Organizing Project (RHSC) (Member, Eligible Uses Subcommittee)
87. North Coast States Carpenters Union (RHSC) (Member, Labor Subcommittee)
88. Novato Unified School District / State Superintendent EWH Task Force
89. Oakland Housing Authority
90. Office of Oakland Councilmember Zac Unger
91. Operation Dignity
92. Opportunities for Change (OFC)
93. Opportunity House (RHSC)
94. Othering & Belonging Institute at UC Berkeley
95. Pahali Community Land Trust
96. Palo Alto Forward
97. Partnership for the Bay's Future
98. PATH (Member, Eligible Uses Subcommittee)
99. Public Advocates (Member, Eligible Uses Subcommittee)
100. Puente de la Costa Sur
101. RaaP Builders, Inc.
102. Race and Equity in All Planning Coalition (REP-SF Coalition)
103. RCOP
104. Related California, Ann Silverberg, President & CEO (RHSC Co-Chair) (Chair, Eligible Uses Subcommittee) (Member, Revenue Mechanisms Subcommittee) (Co-Chair, Labor Subcommittee)
105. Resident United Network (RUN)
106. Resources for Community Development
107. Rising Juntos
108. Rising Sun Center for Opportunity
109. RSG, Inc.
110. Sacred Heart Community Service
111. San Francisco Community Land Trust (RHSC)
112. San Francisco Foundation, Jennifer Martinez, Vice President of Policy and Innovation (RHSC Co-Chair) (Chair, Revenue Mechanisms Subcommittee)
113. San Francisco Housing Accelerator Fund (RHSC) (Member, Eligible Uses Subcommittee) (Member, Revenue Mechanisms Subcommittee) (Member, Labor Subcommittee)
114. San Francisco Housing Development Corporation

115. San Francisco Labor Council (Member, Labor Subcommittee)
116. San Francisco Mayor's Office of Housing and Community Development (RHSC)
117. San Francisco Planning Department
118. San Francisco SafeHouse
119. San Leandro Housing Platform
120. San Mateo County Building & Construction Trades Council (Member, Labor Subcommittee)
121. San Mateo County Central Labor Council (Member, Labor Subcommittee)
122. San Mateo County Department of Housing (RHSC)
123. San Mateo County Economic Development Association
124. Santa Clara & San Benito Counties Building & Construction Trades Council (Member, Labor Subcommittee)
125. Santa Clara County Housing Authority
126. Satellite Affordable Housing Associates (SAHA) (Member, Labor Subcommittee)
127. SEIU Local 1021 (RHSC) (Member, Revenue Mechanisms Subcommittee) (Member, Labor Subcommittee)
128. SF Women's Housing Coalition
129. SF YIMBY
130. Sheet Metal Workers Local 104 (Member, Labor Subcommittee)
131. Signature Development Group (RHSC) (Member, Revenue Mechanisms Subcommittee)
132. Silicon Valley Council of Nonprofits
133. SoCo DSA
134. SOMOS Mayfair
135. Sonoma County League of Women Voters
136. South Bay AFL-CIO Labor Council (Member, Labor Subcommittee)
137. South Bay Community Land Trust
138. South Bay Labor Council (RHSC)
139. SPUR (RHSC) (Member, Revenue Mechanisms Subcommittee)
140. St. Mary's Center
141. Supportive Housing Community Land Alliance
142. Sustainable Plans
143. SV@Home (RHSC) (Member, Eligible Uses Subcommittee) (Member, Revenue Mechanisms Subcommittee)
144. Swinerton (RHSC) (Member, Labor Subcommittee)
145. Tenants Together (Member, Eligible Uses Subcommittee)
146. Tenderloin Neighborhood Development Corporation (TNDC)
147. The Gallaher Companies (Member, Eligible Uses Subcommittee)
148. The Pacific Companies (Member, Labor Subcommittee)
149. The Unity Council (RHSC)
150. Tipping Point Community
151. TransForm (Member, Revenue Mechanisms Subcommittee)
152. Two Valleys Community Land Trust
153. UC Berkeley (Member, Eligible Uses Subcommittee)
154. United Way Bay Area
155. Urban Habitat (RHSC) (Member, Eligible Uses Subcommittee) (Member, Revenue Mechanisms Subcommittee)
156. Vallejo Housing Justice Coalition

157. Veggielution
158. Vibrant Strategies
159. Valley Transportation Authority (VTA)
160. Working Partnerships USA, Maria Noel Fernandez, Executive Director (Co-Chair, RHSC) (Member, Eligible Uses Subcommittee) (Member, Revenue Mechanisms Subcommittee) (Co-Chair, Labor Subcommittee)
161. YIMBY Action (RHSC)
162. Youth Leadership Institute

BAHFA's Enabling Legislation & Potential Future Revenue Measure

Regional Housing Stakeholder Committee (RHSC) Update

ABAG Housing, BAHFA Oversight, and BAHFA Advisory Committees

October 14, 2026

Bay Area Housing Finance Authority

ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

We are here

May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan

Phase 1 Stakeholder Engagement

Launch

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

Discussions

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

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

Broad Engagement

County-Level Elected Official Mtgs

Local Elected Official Survey

RHSC Community Events

Local Elected Webinar

Housing Staff Convening

RHFA Exchange

RHSC Caucusing with Constituencies

Phase 1 Engagement Update

Local Governments

- **Countywide presentations** to elected officials
  - Completed in 6 Counties
  - Solano & Alameda Counties tonight
- **Webinar** for local elected officials
- **Local elected official survey** ***(open until 10/23)***
- **Upcoming:** local housing staff convening

Community & Stakeholders

- 8 meetings of RHSC (34 orgs) to date, plus 3-5 more meetings
- 15 subcommittee meetings to date, plus more in coming weeks
- 3 Interactive "All Hands" workshops to date, plus 1 more (100+ additional orgs)
- Support for "in the field" presentations and caucusing
- Presentations at conferences, industry groups, etc.
- Targeted outreach

Phase 1 Final Product: Policy Framework

- Proposed amendments to enabling legislation, with recommendations and/or options
- 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

Key Topics:

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

Summary of Local Gov Feedback Thus Far

GENERAL FEEDBACK

- Broad recognition of housing needs, especially funding
- Support for efforts to identify new revenue
- Concerns about voter tax sensitivity
- High value on local control
- Need for additional education on BAHFA mechanics
- Importance of strong intergovernmental partnerships (cities-counties & local-regional)
- Mixed opinions on labor standards

DETAILED FEEDBACK

Revenue Mechanisms

- General alignment on expansion of parcel tax authority to include differentiation and exemptions
- Mixed opinions about sales tax, payroll tax, and transfer tax
- Strong interest in non-ballot options

Eligible Uses

- Differing local priorities behoove retaining or expanding flexibility
- Some support for middle/mixed income and social housing models
- Some support for ELI/VLI prioritization
- Some desire to more directly address homelessness

Policy Issue #1: Revenue Mechanisms

Potential Revenue Mechanisms

Currently Allowed by Statute

1. General Obligation Bond
2. Uniform Parcel Tax
3. Head Tax
4. Gross Receipts Tax

Amendments Under Consideration

1. ***Differentiated Parcel Tax With Exemptions***
2. Regional Sales Tax + Raise Caps
3. Payroll Tax
4. Real Estate Transfer Tax

INITIAL RECOMMENDATION FROM RHSC:
Seek statutory amendment to expand BAHFA's parcel tax authority to include differentiation and exemptions

Non-Ballot Revenue Options

Based on feedback and evolving circumstances, the Co-Chairs have added a line of research on non-ballot revenue options, as a sub-component of the Revenue Mechanism Subcommittee.

- Examples include tax-increment financing/enhanced infrastructure financing districts (EIFDs). Research is exploring other avenues to identify the full range of potential options.
- Scope: background research, 1:1 interviews with individuals with public finance expertise; convenings of relevant experts.
- Non-ballot options will be considered alongside ballot options later this fall, potentially creating multiple complementary paths and/or mitigating potential impacts of Proposition 43.

Policy Issue #2: Eligible Uses

Eligible Uses Currently Authorized

Affordable Housing Production: at least 52%

Affordable Housing Preservation: at least 15%

Tenant Protections: at least 5%

Flexible Uses: 28% Locals / 18% Regional
Local Government Grant Program: up to 10% of Regional Funds

RHSC Consensus on Eligible Uses

RHSC has reached consensus to recommend the addition of two eligible uses to the statute to date:

1. Add homeownership as an eligible use of regional production funds to mirror existing local authority
2. Expand eligibility for operating subsidy, in particular those that can cover rental subsidies like Capitalized Operating Subsidy Reserves (COSRs)

Emerging Potential Eligible Use Ideas

- Expand BAHFA's authority to issue guidelines to create minimum investment targets for extremely low-income (ELI) and very low-income (VLI) housing with local funding
- Increase funding minimum for tenant protections and/or homelessness prevention
- Create flexibility for innovative housing models by expanding BAHFA financing options to produce or preserve mixed-income, middle income, and social housing projects that meet public benefit criteria
- Require just cause eviction for all housing produced or preserved using revenue
- Increase public engagement requirements for expenditure plans

Preview of Case Studies of Innovative Financing

HR&A Advisors is developing case studies of innovative public financing models from across the country:

- Case studies: Massachusetts BILD Initiative, Montgomery County Housing Production Fund, NYC Acquisition Fund, King County Credit Enhancement Program, and Colorado Affordable Housing Financing Fund.
- Public capital can be structured to recycle and grow over time, not just provide one-time subsidies.
- Innovative financing tools lower borrowing costs and attract private investment.
- Successful programs combine strong underwriting, clear governance, and long-term funding strategies.
- Models can advance acquisition/preservation and new production.

Key takeaway: There are multiple proven models that could help expand BAHFA's affordable housing toolkit, but will require statutory amendments

Discussion and Input

- What ideas resonate with you?
- What ideas raise concerns or bring up critical questions we should consider?
- Are there any ideas that have *not* been surfaced that we should consider?

Policy Issue #3: Labor Standards

Labor Standards as Currently Authorized

BAHFA's enabling statute establishes different levels of legal authority to impose labor standards on **regional funds** vs. **return-to-source local funds:**

- **Regional funds:** BAHFA may (but is not required) to impose specific labor standards.
- **Return-to-Source Local Funds:** BAHFA cannot impose labor standards on local funds. However, each administering entity (county or city) may determine whether to apply labor standards on their own funds.

The Labor Standards Subcommittee is exploring whether to recommend expansion of BAHFA's authority to establish labor standards on all revenue and what those standards should be.

Labor Standards Subcommittee Timeline

July

RHSC Labor Standards Level-Setting

Present a level-setting on labor standards for the entire RHSC

August

September

October

Labor Subcommittee Meetings

Representatives from a variety of sectors (labor, development, public policy) conduct research, provide analysis and feedback, and negotiate potential solutions

November

Return to RHSC with subcommittee findings on labor standards

Policy Issue #4: Revenue Distribution

Statutory Revenue Distribution

Return-to-Source = <u>At Least</u>

80% of Parcel Tax/Gross Receipts/Bonds
50% of Employee "Head" Tax

- County Expenditure Plans
- San Jose & Oakland Expenditure Plans
- Other Direct Allocation * Expenditure Plans

BAHFA = <u>No More Than</u>

20% of Parcel Tax/Gross Receipts/Bonds
50% of Employee "Head" Tax

- Regional Expenditure Plan

- All plans must meet minimum funding for "3Ps" (Production 52%, Preservation 15%, Protections 5%**)
- All plans may include up to 5% for administrative costs
- BAHFA's plan may include local government grants
- Counties must consult with cities on their expenditure plans

** Cities with >30% of county lower-income RHNA in counties without one of the region's three largest cities*
*** California constitution prohibits spending bond funds on services, which comprise most of "Protections"*

Revenue Distribution: Preliminary Analysis

BAHFA's statute already allows:

- Flexibility to determine precise amount of "return to source" funding when ballot measure is under development
- Local control over expenditure planning for return to source funds as long as statutory requirements are met
- BAHFA can provide technical assistance to facilitate strong county-city collaboration early in process

Thus far, feedback from local governments and stakeholders can be accommodated without amending the statute.

Next Steps

October

- Wrap up of Phase 1 engagement
- RHSC finalizes policy proposals

November

- Evaluate implications of November election results
- Policy Framework completed
- RHSC recommendations presented to:
  - Nov 4 Joint Meeting of BAHFA-O & ABAG Housing Committees
  - Nov 13 Joint Legislation Committee
  - Nov 18 BAHFA Board
  - Nov 19 ABAG Executive Board
- ABAG-MTC implement Policy Framework as part of Joint Advocacy Program