

# Overview of Scope of BAHFA Interim Advisory Committee

May 14, 2020

BAHFA Interim Advisory Committee Meeting



# AB 1487 – Bay Area Funding for 3Ps – Production, Preservation and Protection

- Established a new option to raise funding for affordable housing across the 9-county Bay Area
- ABAG Executive Board and BAHFA Board (which has the same members as the MTC Commission) are decisionmakers regarding whether to place a **measure on the ballot**, what **revenue source** and how to spend regional share of funds.
- Counties develop **expenditure plans** for their respective portion of funds.
- 3 largest cities (SF, SJ and Oakland) receive suballocated funds while cities from other counties with more than 30% of that county's low-income RHNA from other counties receive suballocation option



Senior housing



Affordable housing preservation



# MTC/ABAG Requested Amendments Were Largely Incorporated into Final Bill

## Governance

- No new entity created—Instead ABAG and MTC (acting as BAHFA) share decision-making

## Revenue options

- **General obligation (GO) bond funded by an ad valorem property tax**
- Parcel tax
- Gross receipts tax
- Corporate (per employee) “head tax”
- Commercial linkage fee (only authorized after voters approve a GO bond or parcel tax)

## Start-up funding

- Not expressly provided for in legislation but FY 2019-20 State Budget trailer bill funding may provide one-time funds to ABAG in near term for housing-related planning work.

## Revenue Distribution

- At least 80 % of revenue from a GO bond, a parcel tax, or gross receipts tax to county of origin.
- At least 50% of revenue from a head tax to county of origin.

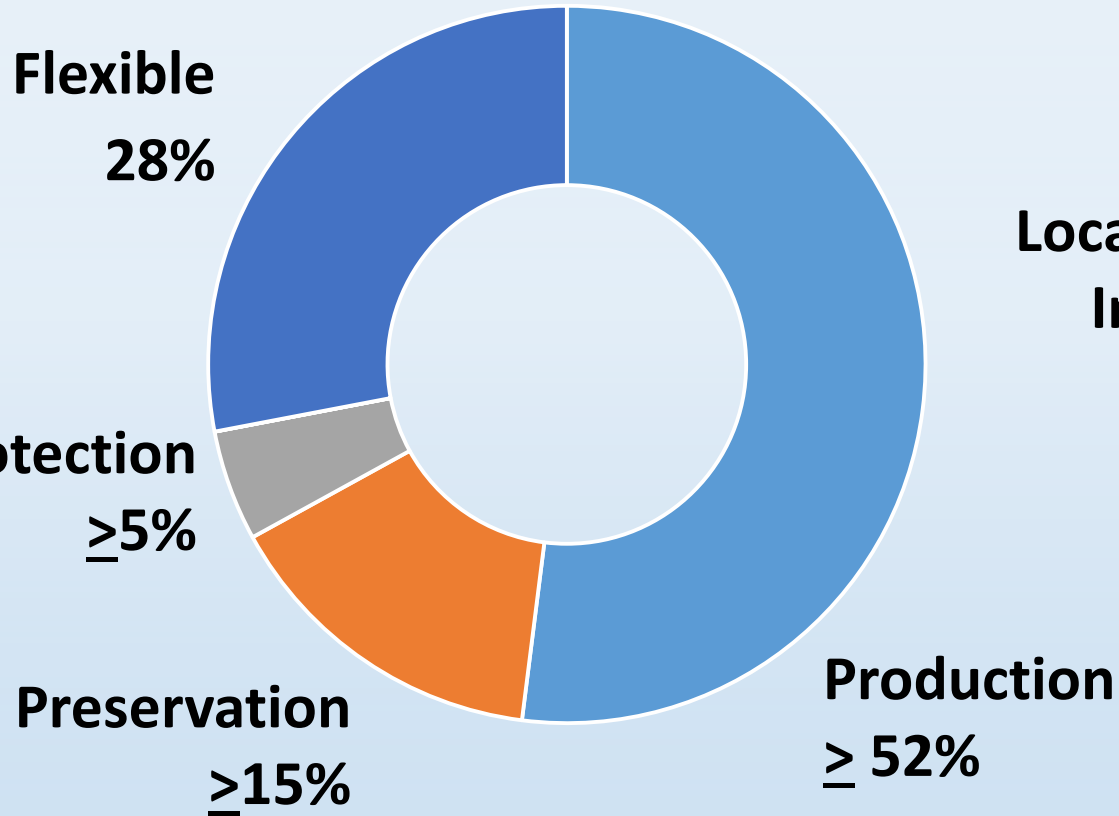


# Local Government Grant Program

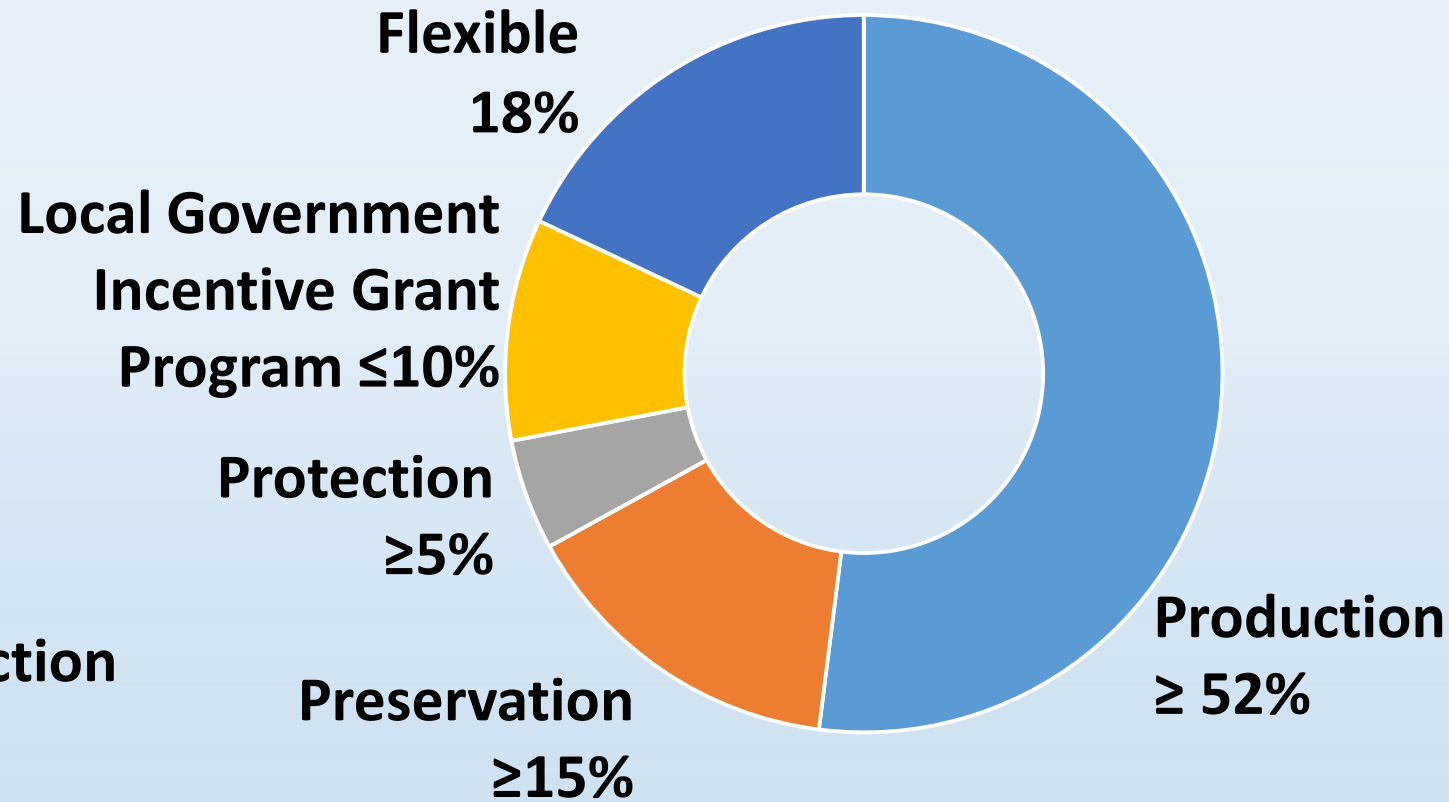
- Flexible program subject to ABAG and BAHFA guidelines developed in consultation with Advisory Committee
- Eligible Uses (*not exclusive*)
  - **Infrastructure** to support housing and related uses, including **transportation, schools and parks**
  - **Homeless** shelters and infrastructure to support shelters
  - Low and moderate-income **home-ownership** programs
  - Residential rehabilitation loan programs, including **mobile homes**
- Note that eligible activities is narrower in the case of a bond measure, which must be spent on capital expenditures.

# Regional and County Housing Expenditures Under AB 1487 (Chiu)

**\*County Programs  $\geq 80\%$**

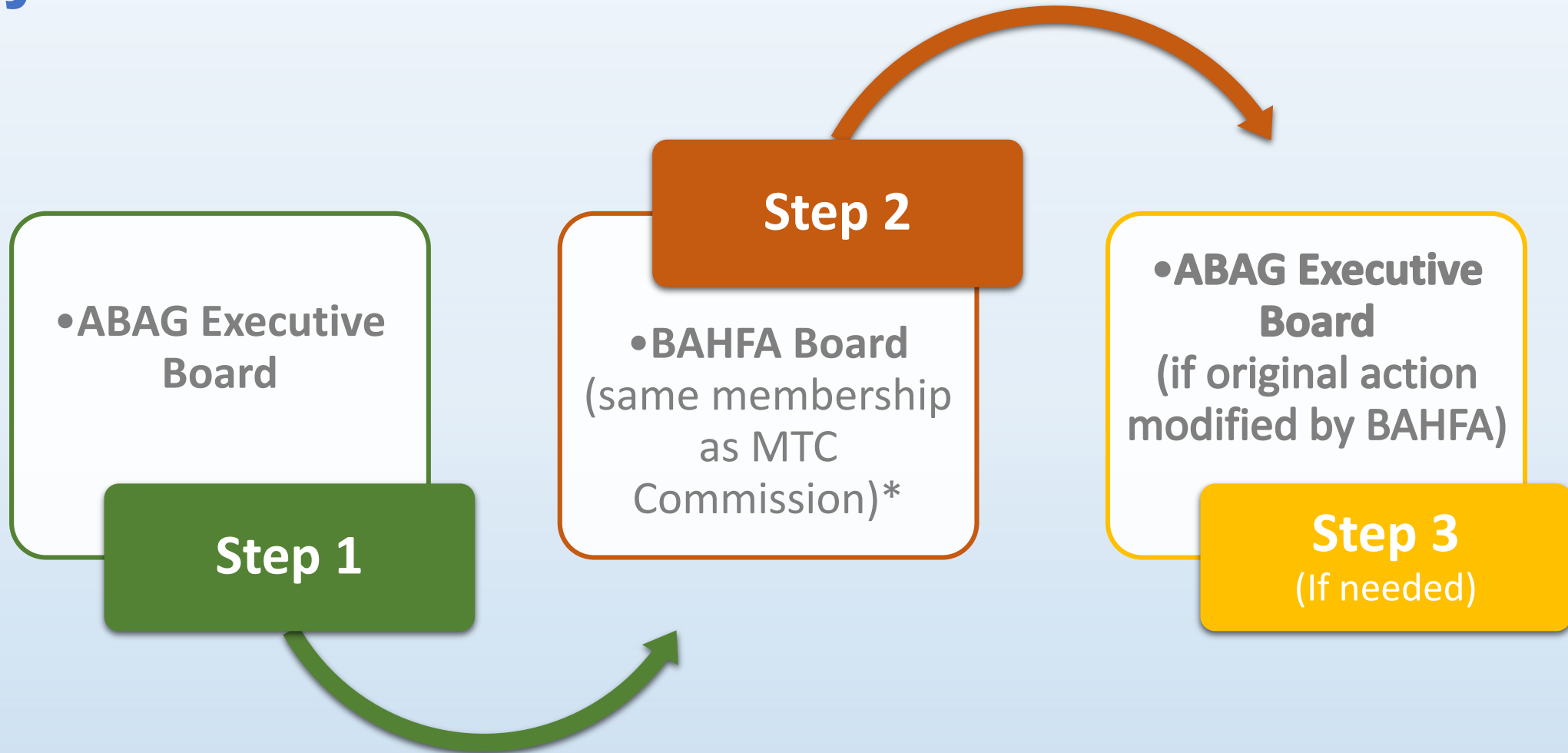


**\*Regional Program  $\leq 20\%$**



\*Note: These shares apply to voter-approved revenue sources except head tax which is  $\geq 50\%$  to county

# AB 1487 Decisions Require Joint Approval by ABAG and MTC

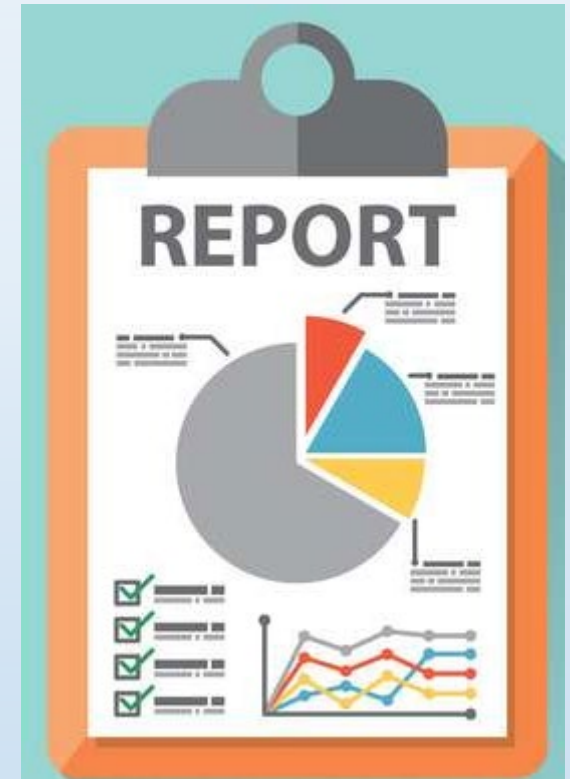


\* AB 1487 establishes the Bay Area Housing Finance Authority (BAHFA) with the same board and staff as MTC (like the Bay Area Toll Authority) to serve as the entity through which MTC's roles in the legislation are conducted, including its financial responsibilities, such as bond issuance.



# Public Input & Oversight

- **A nine-member public advisory committee** will provide input on funding guidelines and overall program implementation with expertise in affordable housing finance and development, tenant protection and housing preservation.
- BAHFA must encourage participation by a **broad range of stakeholders** and to hold a public meeting on key plans and programs at least 30 days before taking action.
- BAHFA must **annually report to Legislature** on expenditures at the regional and county levels, including a description of projects funded, households served and distribution across the 3Ps.



# Advisory Committee

## Legal Framework:

- ABAG/BAHFA **must convene an Advisory Committee** to consult on the regional expenditure plan, a summary of which must be included in ballot materials.
- Advisory Committee **makes recommendations**. ABAG Executive Board and BAHFA Board (same members as MTC Commission) retain all decision-making authority.
- Advisory Committee must have **9 members with expertise across the 3 Ps**: Protection, Preservation, Production. Intended to be a **technical committee** as opposed to a political body.





# Scope for Interim Advisory Committee

- Convene **Interim Advisory Committee** for Nov. 2020 revenue measure.
- Prioritize **Expenditure Plan** required for ballot measure.
- Interim Advisory Committee could dissolve if no ballot measure or measure unsuccessful.
- Boards could empanel new Advisory Committee after more robust process, if desired.



# BAHFA Interim Advisory Committee Roster

Name	Affiliation	Expertise
Alice Talcott	MidPen Housing, Vice-President of Housing Finance	Production
Leelee Thomas	County of Marin, Community Development Planning Manager	Production; Protection
Casey McCann	City of Brentwood, Director of Community Development	Production
Benjamin Wickham	Burbank Housing, Chief Operating Officer	Production
Seema Patel	East Bay Community Law Center, Clinical Director	Protection; Preservation
Tomiquia Moss	All Home, CEO	Protection & Homelessness
Jackie Morales-Ferrand	City of San Jose, Director of Housing	Protection; Production
Matthew Schwartz	California Housing Partnership, CEO	Preservation; Production
Kate Hartley	San Francisco Accelerator Fund, Chief Lending and Investment Officer	Production; Preservation

