# BAHFA's Enabling Legislation

## Stakeholder engagement to develop policy framework for legislative amendments

**BAHFA Oversight & ABAG Housing Committees**

April 8, 2026

Bay Area Housing Finance Authority

ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

# 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-Oct 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: Oct 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**

# Key Decision Points

The phased approach has at least four distinct yet interrelated decision points that will create “on ramps” for a growing set of supporters. Alternatively, these could serve as “off ramps” that enable a pivot to more incremental near-term goals.

1. **Regional Consensus (Conclusion of Phase 1)**: Is there sufficient stakeholder agreement on a policy framework?
2. **Agency Alignment (Transition from Phase 1 to Phase 2)**: are BAHFA & ABAG willing to sponsor legislation that implements the policy framework?
3. **Sacramento Support (Phase 2)**: Is there sufficient support among the Legislature and Governor to approve proposed legislation?
4. **Public Opinion (Phase 3)**: Does public opinion research indicate an appetite among voters for the policy options in BAHFA’s amended statute?

# Phase 1:

# Stakeholder Engagement

(March – Late 2026)

**Goal:** Build broad support for a policy framework to inform legislative amendments to BAHFA's enabling statute

## Setting a big table

- Hybrid Structure
  - BAHFA-ABAG share responsibility with external partners to rebuild trust and facilitate shared ownership
- Develop shared principles to ensure alignment with BAHFA's interests
- Address unresolved policy issues
- Multiple touchpoints with BAHFA and ABAG Committees at key milestones
- Must balance inclusivity with capacity limitations

# BAHFA and ABAG Roles in 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 Mayors' Conferences in each county.
- **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.
- **Participate in External Stakeholder Process**: Calibrated involvement that strikes a balance between active participation and allowing space for other voices to join the dialogue.

# External Stakeholder Engagement Co-Chairs

**Maria Noel Fernandez**
Working Partnerships USA

**Jennifer Martinez**
San Francisco Foundation

**Ann Silverberg**
Related California Affordable

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# External Stakeholder Engagement Structure

- **Co-Chairs**: Provide **strategic vision, leadership, and credibility**. Help navigate policy differences and decisions while steering towards a viable path forward.
- **Regional Housing Stakeholder Committee**: Representative multi-stakeholder body that **builds consensus on key policy issues** and eventually produces a policy framework. Participants expected to liaise with their constituencies as part of a distributed engagement model.
- **Coordination Group**: Staffing and consultant **support for infrastructure of the process**, including meeting facilitation, project management, and research.

*Details of the structure, including membership of each element, naming conventions, and whether/how to incorporate additional components, will be finalized by the Co-Chairs.*

# Key Policy Issues

BAHFA's stakeholder engagement efforts during the strategic planning process identified at least four unresolved policy issues that could require amendments to BAHFA's enabling statute:

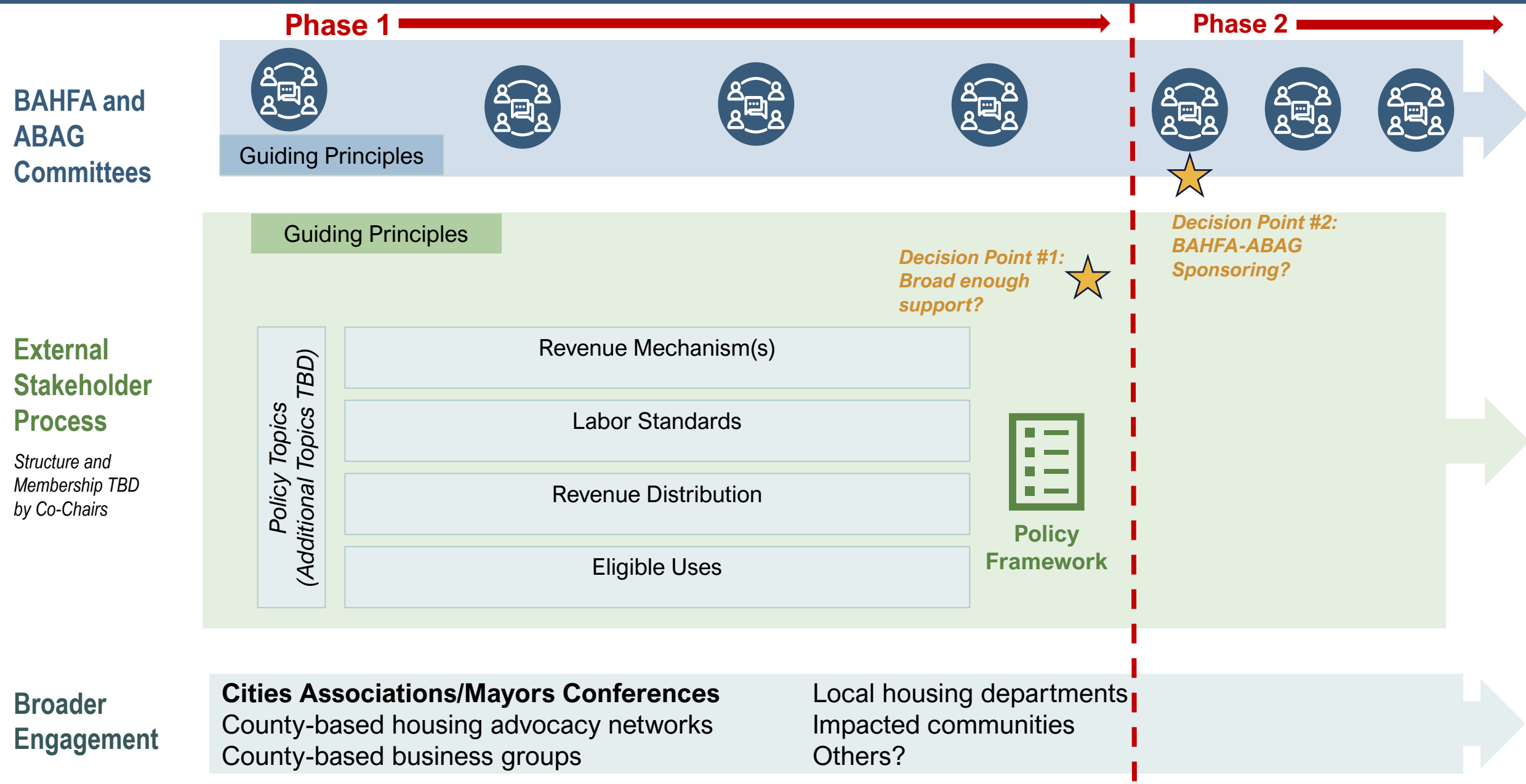
- **Revenue Mechanism(s)**
- **Labor Standards**
- **Revenue Distribution**
- **Eligible Uses**
- *Others TBD*

Whether all policy issues warrant amendments is TBD; could range from significant to relatively narrow set of changes.

# 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, etc.
- Enable efficient transition to Phase 2 when BAHFA & ABAG drive legislative advocacy forward

# Phase 1 Schematic Timeline



# Draft Guiding Principles

- Be Passable
- Achieve Scale
- Innovate to Add Value and Meet Needs
- Ensure Financial Sustainability
- Advance Fairness
- Deliver on the 3Ps
- Be Administrable

# Committee Discussion & Feedback

- Is there support by Committee members to accompany staff for presentations at their counties' Mayors' Conferences?
- Who are key stakeholders from Committee members' constituencies that should be added to a distribution list to get plugged into the process?
- Do the draft guiding principles capture the parameters from BAHFA and ABAG's perspectives?
  - Do any of the draft principles need adjustment?
  - Is anything missing?