



# Upcoming Public Meetings Related to 2024 Bay Area Housing Bond

The Bay Area Housing Finance Authority (BAHFA) will conduct a series of public meetings that will ultimately determine whether a regional housing bond will go before Bay Area voters in the November 2024 election. The proposed bond would invest in the production and preservation of affordable housing throughout the Bay Area.

Leading up to the final decision, BAHFA’s committees and boards will discuss and finalize the expenditure plan for BAHFA’s share of any voter-approved bond. These public meetings will take place through spring 2024, offering the public multiple opportunities to participate in major discussions and key decision points around the expenditure plan for BAHFA’s 20% of bond revenue.

This document provides a timeline of when such discussions and decision milestones will take place. Meeting agendas, including the location and Zoom link, are posted prior to the meeting at <https://mtc.legistar.com/Calendar.aspx>.

Each county will hold separate public meetings for their share of any voter-approved regional bond.



Photos (top to bottom, left to right): Amie Holbrook; Karl Nielsen; Alain McLaughlin Photography, courtesy of Non-Profit Housing (NPH); and Karl Nielsen.

## Program Design for Regional Funding (20% of revenue)

Topics	What	Who	When
<b>Step 1</b> 1. BAHFA must spend most of its money according to rules set in state law, but 18% of its funds are “flexible” within certain parameters. How should that 18% be invested? 2. BAHFA created an <i>Equity Framework</i> to guide its decision-making. What investment priorities will best implement the Framework? 3. What investment strategy will ensure BAHFA achieves its goal of minimizing competition for scarce state resources through coordination with cities and counties?	Provide Direction <sup>1</sup>	BAHFA Advisory Committee	September 28, 2023
		Joint Housing Committees <sup>2</sup>	October 11, 2023
		ABAG Executive Board	October 19, 2023
		BAHFA Board	October 25, 2023
<b>Step 2</b> 1. What factors should guide BAHFA’s distribution of funds around the region? 2. 15% of BAHFA’s money must be spent to preserve affordable housing. What should BAHFA prioritize for those expenditures? 3. BAHFA must create a Local Government Incentive Grant program with 10% of its funds. On what types of programs or projects should local governments be permitted to spend these funds?  (Continued on next page)	Discussion	Joint Housing Committees	September 13, 2023
		ABAG Executive Board	September 21, 2023
		BAHFA Board	September 27, 2023
	Provide Direction	BAHFA Advisory Committee	September 28, 2023
		Joint Housing Committees	October 11, 2023

<sup>1</sup> This action for Step 1 and 2 issues will be taken at the same meetings.

<sup>2</sup> ABAG Housing Committee and BAHFA Oversight Committee meeting jointly

Topics	What	Who	When
<b>Step 2</b> <i>(continued)</i>	Provide Direction <i>(continued)</i>	ABAG Executive Board	October 19, 2023
		BAHFA Board	October 25, 2023
<b>Step 3</b> 1. If state constitutional rules change to allow BAHFA’s funds to be used for tenant protection programs, what types of programs should be prioritized? 2. How should BAHFA ensure its expenditures provide living wages and benefits to construction workers?	Discussion  Provide Direction		Fall 2023 — Exact Dates TBD
<b>Step 4</b> <ul style="list-style-type: none"> <li>Adoption of expenditure plan reflecting Step 1 – 3 items</li> </ul>	Vote on Recommendations	BAHFA Advisory Committee	January 25, 2024
		Joint Housing Committees	February 14, 2024
	Discussion	BAHFA Board	April 24, 2024
	Final Decision	ABAG Executive Board	March 21, 2024
		BAHFA Board	June 26, 2024

## Regional Revenue Measure for November 2024 ballot

Topics	What	Who	When
<b>Decisions<sup>3</sup></b> 1. Should BAHFA place a bond on the November 2024 ballot? 2. What size should the bond be?	Vote on Recommendations	BAHFA Advisory Committee	January 25, 2024
		Joint Housing Committees	February 14, 2024
	Discussion	BAHFA Board	April 24, 2024
	Final Decision	ABAG Executive Board	March 21, 2024
		BAHFA Board	June 26, 2024

<sup>3</sup> Dates in this section are estimates and will be updated later this year.