



Doorway Benefits for Local Governments

Doorway is a regional affordable housing program of the [Bay Area Housing Finance Authority](#) (BAHFA) with the goal of creating a one-stop shop for affordable housing opportunities across the region. It offers centralized and standardized marketing and management of the application process, including lottery processing and maintenance of waitlists for all Bay Area counties except the City and County of San Francisco.¹

About Doorway

Doorway provides housing opportunity listings, **free to our partners**, for deed-restricted affordable housing. The public-facing Doorway Housing Portal (DHP), housingbayarea.org, helps Bay Area housing seekers find and apply for affordable housing. The Doorway Partners Portal (DPP) is the backend platform that helps affordable housing property owners and operators create listings and manage applications. It is single place to market affordable housing opportunities throughout the Bay Area for available units and open waitlists, offered in the region's five most common written languages: English, Spanish, Traditional Chinese, Filipino and Vietnamese. More than 30 jurisdictions and 30 property owners and operators are using Doorway as of March 2025.



The Doorway Housing Portal provides a simple and equitable way for residents to find and apply for affordable housing in the Bay Area, and builds a shared technology platform with transparent processes from marketing to placement. The Portal helps people, housing providers and local governments, and provides critical data to shape policy and attract more housing resources.

Benefits & Services for Jurisdiction Staff

Doorway provides services and expertise to jurisdictions to support affordable housing placement efforts. By consolidating processes into one platform, with Doorway staff undertaking some tasks previously performed by each jurisdiction, local jurisdictions will have more capacity to focus on other responsibilities.

Doorway benefits include:

- Implementation and navigation of best practices on housing lotteries, waitlists, lease-up and other placement processes.
- Centralized information for housing seekers, elected officials and housing navigators.
- A streamlined, user-friendly common digital application, and a paper version that provides additional accessibility.
- Full paper application processing, including secure application receipt at a BAHFA USPS post office box and digitization of paper application received.
- Lottery processing, including application deduplication.
- Application monitoring and the ability to download application data and lottery results.
- Support for housing seekers with questions regarding listings and applications.
- Data on affordable housing demand, reported by key demographics.

Tools for Building Doorway into your Work

For new construction 100 percent affordable properties:

- Insert the following or similar language into your jurisdiction's template regulatory agreement, under the Tenant Selection Policies section, or similar section:
 - Owner shall list available Affordable Units on BAHFA's Doorway Housing Portal for available affordable housing opportunities, or any subsequent on-line affordable housing portal developed by BAHFA or designated by BAHFA for use in the County.
- Ensure that the DHP is included in the list of required outreach activities in the promotion/outreach section of the property's marketing plan.
- Add the following to your jurisdiction's loan closing checklist, usually found in the loan agreement: *Proof of approval by Bay Area Housing Finance Authority (BAHFA) staff of draft listing of Property in the Doorway Housing Portal, as evidenced by an email from BAHFA staff approving Property's draft listing.*

For new construction below market-rate or inclusionary units:

- Insert the following or similar language into your jurisdiction's template regulatory agreement, under the Tenant Selection Policies section, or similar section:
 - Owner shall list available Affordable Units on BAHFA's Doorway Housing Portal for available affordable housing opportunities, or any subsequent on-line affordable housing portal developed by BAHFA or designated by BAHFA for use in the County.
- Add the following item to your jurisdiction's Temporary Certificate of Occupancy checklist, usually managed by the planning and building department: *Proof of approval*

by Bay Area Housing Finance Authority (BAHFA) staff of draft listing of Property in the Doorway Housing Portal, as evidenced by an email from BAHFA staff approving Property's draft listing.

For existing 100 percent affordable and inclusionary units:

- Use the tools described above any time a property owner requests a loan modification.
- Encourage developers and property managers in your area to use DHP and connect them to Doorway staff.

Best Practices for Property Owners & Operators

- Take advantage of individualized staff training and support.
- Lead the listing drafting process.
- Keep staff contacts updated for property listing and applicant questions Doorway staff cannot answer.
- Provide regular feedback on Doorway's system design and operations to ensure Professional Partners' needs are met.

For More Information

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¹ San Francisco affordable housing opportunities are typically offered through the DAHLIA San Francisco Housing Portal.