BAHFA Mixed-Income Financing Program: Potential Structure and Rollout			
Short Term (6-9 Months)	**Senior Lending Assistance**	**Tax-Exempt Bond Issuance** *Governmental Purpose Bonds, 501(c)(3) Bonds, Exempt-Facility Bonds*	**Top-Loss Lending Partnership**
	Property Tax Abatement	Negotiate, monitor, and enforce the regulatory agreement necessary to achieve a property tax abatement for the project.	
	Matched Subordinate Debt	Match project sponsors' investment in subordinate debt to close the gap between required senior debt service coverage (DSC) levels and 1.05× DSC on projects.	
	Marketing Assistance	Where other BAHFA programs are used (e.g., one of the conduit issuance options) offer Doorway Housing Portal services to the project as an added benefit.	
Longer Term (1-2 Years)	**Exempt-Facility Bonds / Volume Cap Recycling**	As an enhancement to BAHFA's newly created exempt-facility bond program for non-LIHTC projects, operate a formal volume cap recycling program to pool and distribute the required volume cap.	
	Construction-Phase Financing	Begin offering financing for new-construction projects.	