



2024 Bay Area Regional Housing Bond: Affordable Housing Production

The Bay Area Housing Finance Authority (BAHFA) anticipates placing a general obligation bond on the November 2024 ballot (the Bond) that would generate funds for affordable housing across the nine-county region. If voters approve the measure, Bond funds will produce and preserve approximately 72,000 new homes.

About Affordable Housing Production

Production means constructing new housing and converting non-housing structures (such as old, vacant shopping malls) to housing. In our geographically and economically diverse Bay Area, new affordable homes include everything from high-rise apartment buildings in downtown city centers to one-story farmworker housing in rural counties to everything in between. All homes funded by the Bond will be safe, decent, and affordable.

Developers build affordable housing using a combination of funds, including tax credits, local government funds, and loans from traditional banks. There are currently too few sources of government funds to build the amount of affordable housing we need. With voter approval, the Bond will generate funds for local governments and a new regional government program to fund more affordable housing.

What is the Need for More Affordable Housing?

To make the nine-county Bay Area a more affordable, connected, diverse, healthy and vibrant region, we need more affordable homes. The California Governor's office estimates that we need 440,000 new homes in the region by 2031, and 181,000 of these homes need to be affordable. Consequences of this shortage include:

- 37,000 people experiencing homelessness, with the fastest-growing group over age 55
- 1.5 million renters paying more than half of their income toward rent
- People commuting 90+ minutes to work to find housing they can afford
- People living in overcrowded and unsafe housing

- Key employees and community members leaving the area entirely
- Extremely low rates of homeownership among people under 35 years old, affecting our younger generations' abilities to put down long-term roots and build financial resources.

The lack of affordable homes impacts everyone: freeways are more congested from workers having to drive further than if they could afford to live closer to their jobs; businesses struggle to hire and retain employees; and long-time residents are forced to move away to find cheaper housing.

How Will a Bond Create More Affordable Housing?

At least 52% of the funds generated from the bond will be used to build more affordable housing, and local governments can spend another 18% of funds on production based on their local priorities. The funds will prioritize new housing construction for lower-income households, including people experiencing homelessness. All the new homes built using Bond funds will have restrictions to ensure they stay affordable long-term.

Who Will be Eligible for New Affordable Homes?

There is a wide range of Bay Area residents who cannot afford housing, from unhoused individuals to working families struggling to make ends meet. Housing funded by the Bond will address the need of that entire range, from extremely low to moderate income households. The income eligibility to live in the new homes produced will be set by the area median income (AMI) of each city and county.

For More Information

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