

Date: June 26, 2024  
Referred By: BAHFA

ABSTRACT

Resolution No. 033

This resolution approves BAHFA's Fiscal Year (FY) 2024-25 Operating Budget.

Further discussion of this subject is contained in the Summary Sheet dated June 26, 2024 for the Bay Area Housing Finance Authority.

Date: June 26, 2024  
Referred By: BAHFA

RE: Approval of BAHFA FY 2024-25 Operating Budget

BAY AREA HOUSING FINANCE AUTHORITY  
RESOLUTION NO. 033

WHEREAS, California Assembly Bill 1487 (Chiu, 2019) created BAHFA as the state's first regional housing finance authority; and

WHEREAS, BAHFA's mandate is to create new financing tools, policy initiatives and collaborative partnerships across the nine-county Bay Area to promote housing affordability and address the region's housing crisis; and

WHEREAS, the State of California, through its Budget Act of 2021 (Assembly Bill 128; SEC. 273), provided \$20 million to the Metropolitan Transportation Commission to enable the development of BAHFA's programming and to hire BAHFA staff; and

WHEREAS, MTC is in receipt of those funds and seeks to deploy them in pursuit of BAHFA's mission to provide programs, resources and technical assistance throughout the Bay Area that achieve the "3 Ps": 1) protection of current residents from displacement; 2) preservation of existing affordable housing; and 3) production of new housing at a range of income levels, especially affordable housing; and

WHEREAS, MTC and ABAG staff have developed a FY 2024-25 budget, as presented to the Authority on June 26, 2024 and memorialized in the accompanying Summary Sheet, that includes continued development and customer relationship management of Doorway; Housing Preservation Pilot, Priority Sites Pilot, and Rental Assistance Pilot; regional bond measure costs; and funding of other expenses that will enable BAHFA to promote and secure significant future funding and fully operationalize its goals for the benefit of the Bay Area;

NOW, THEREFORE, BE IT RESOLVED, that the Bay Area Housing Finance Authority hereby adopts its FY 2024-25 operating budget, attached hereto as Attachment A; and be it further

RESOLVED, that the Executive Director or designee may approve adjustments among line items in the BAHFA operating budget for FY 2024-25, provided that there shall be no

increase in the overall BAHFA operating budget without prior approval of the Authority; and, be it further

RESOLVED, that the Executive Director and the Chief Financial Officer are authorized to carry over and re-budget all grants, contracts and funds properly budgeted in the prior year for which expenditures were budgeted and encumbered and which will take place in FY 2024-25; and, be it further

RESOLVED, that this resolution shall be effective upon adoption.

BAY AREA HOUSING FINANCE AUTHORITY

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Alfredo Pedroza, Chair

The above resolution was entered into by the Bay Area Housing Finance Authority at a duly called and noticed meeting held in San Francisco, California and at other remote locations, on June 26, 2024.

Date: June 26, 2024  
Referred By: BAHFA

Attachment  
Resolution No. 033

## **ATTACHMENT**

### **BAY AREA HOUSING FINANCE AUTHORITY FY 2024-25 Budget**

**BAY AREA HOUSING FINANCE AUTHORITY (BAHFA)  
PROPOSED FY 2024-25 OPERATING BUDGET**

BAHFA Resolution No. 0033, Attachment A

Date: 06/26/2024

W.I.: 1620, 1630

**REVENUE-EXPENSE SUMMARY**

	Actuals as of 03/31/2024*	FY 2023-24 Approved	FY 2024-25 Proposed	Change \$ Increase/(Decrease)	Change % Increase/(Decrease)
<b>Total Operating Revenue</b>	\$ 4,433,717	\$ 58,962,065	\$ 60,379,632	\$ 1,417,567	2.4%
<b>Total Operating Expense</b>	\$ 3,630,957	\$ 58,768,739	\$ 60,379,632	1,610,893	2.7%
<b>Total Operating Surplus/(Deficit)</b>	\$ 802,761	\$ 193,326	\$ -	(193,326)	100.0%
<b>Transfer From/(To) Reserves</b>	\$ -	\$ 193,326	\$ -	(193,326)	-100.0%

**REVENUE DETAIL**

	Actuals as of 03/31/2024*	FY 2023-24 Approved	FY 2024-25 Proposed	Change \$ Increase/(Decrease)	Change % Increase/(Decrease)
<b>Operating Revenue</b>					
State of California Housing Community Development	\$ 1,862,524	\$ 8,268,739	\$ 8,902,346	\$ 633,607	7.7%
Transit-Oriented Affordable Housing (TOAH) Exchange Fund	-	5,000,000	5,000,000	-	0.0%
MTC Transfer: Regional Early Action Planning (REAP) 2.0	-	43,000,000	44,605,591	1,605,591	3.7%
Donations and Other Revenue	1,768,432	2,500,000	871,694	(1,628,306)	-65.1%
Interest Income	802,761	193,326	1,000,000	806,674	417.3%
<b>Total Operating Revenue</b>	\$ 4,433,717	\$ 58,962,065	\$ 60,379,632	\$ 1,417,567	2.4%

**EXPENSE DETAIL**

	Actuals as of 03/31/2024*	FY 2023-24 Approved	FY 2024-25 Proposed	Change \$ Increase/(Decrease)	Change % Increase/(Decrease)
<b>Expense</b>					
Salaries and Benefits	\$ 1,255,843	\$ 1,935,846	\$ 2,070,680	\$ 134,833	7.0%
Overhead	701,639	967,923	838,211	(129,712)	-13.4%
Doorway and Other Pilot Operational Costs	1,548,336	6,500,000	2,500,000	(4,000,000)	-61.5%
Regional Early Action Planning (REAP) 2.0 Preservation Loans	-	15,000,000	17,800,000	2,800,000	18.7%
Regional Early Action Planning (REAP) 2.0 Priority Sites	-	-	-	-	-
Predevelopment Loans	-	27,683,569	26,805,591	(877,978)	-3.2%
Rental Assistance Program	-	5,000,000	5,000,000	-	0.0%
Housing Measure Polling	-	150,000	216,000	66,000	44.0%
Ballot Measure Costs	-	-	3,000,000	3,000,000	N/A
Legal	82,216	900,000	800,000	(100,000)	-11.1%
Business Plan	-	500,000	185,000	(315,000)	-63.0%
Audit/Accounting/Other	30,042	34,950	39,050	4,100	11.7%
Conference/Training Fees	1,357	14,000	14,000	-	0.0%
Travel Expense	1,212	250	600	350	140.0%
Public Hearings	-	15,000	-	(15,000)	-100.0%
Board/Commission Member Stipend	8,500	67,200	20,000	(47,200)	-70.2%
Insurance & Other Expenses	1,812	-	90,500	90,500	0.0%
Program Reserves	-	-	1,000,000	1,000,000	N/A
<b>Total Operating Expense</b>	\$ 3,630,957	\$ 58,768,739	\$ 60,379,632	\$ 1,610,893	2.7%

**TRANSFER DETAIL**

	Actuals as of 03/31/2024*	FY 2023-24 Approved	FY 2024-25 Proposed	Change \$ Increase/(Decrease)	Change % Increase/(Decrease)
<b>Transfer In/(Out)</b>					
Transfer In/(Out) MTC	-	48,000,000	49,605,591	1,605,591	3.3%
Transfer In/(Out) BAHFA Leadership Fund	-	2,500,000	-	(2,500,000)	-100.0%
<b>Total Transfers</b>	\$ -	\$ 50,500,000	\$ 49,605,591	\$ (894,409)	-1.8%

\*Note: While certain grant proceeds may be received prior to associated expenditures, grant revenue is only recognized as expenses are incurred.

BAHFA ADMINISTRATION GRANT SUMMARY

Grant Number	Fund Source No.	Grant Name	Grant Award	Actuals as of 03/31/2024	FY 2024-25 Staff Budget	FY 2024-25 Consultant Budget	Remaining Balance	Expiration Date
21-GFD-012	2409	California Housing Community Development (HCD)	\$ 20,000,000	\$ 5,265,040	\$ 2,287,196	\$ 6,615,150	\$ 5,832,614	N/A
XXXX	TOAHEX	Transit-Oriented Affordable Housing (TOAH) Exchange Fund	5,000,000	-	-	5,000,000	-	N/A
XXXX	RP20	California Housing Community Development (HCD) - Regional Early Action Planning (REAP) 2.0	44,605,591	-	-	44,605,591	-	06/30/2027
Total			<u>\$ 69,605,591</u>	<u>\$ 5,265,040</u>	<u>\$ 2,287,196</u>	<u>\$ 56,220,741</u>	<u>\$ 5,832,614</u>	

**BAHFA CONTRACTUAL SERVICES SUMMARY**

Description/Purpose	Actuals as of 03/31/2024	FY 2023-24 Approved	FY 2024-25 Proposed	Change \$ Increase/(Decrease)
<b>Contractual Services</b>				
Pilot Operational Costs	\$ 1,548,336	\$ 6,500,000	\$ 2,500,000	\$ (4,000,000)
Regional Early Action Planning (REAP) 2.0 Preservation Loans	-	15,000,000	17,800,000	2,800,000
Regional Early Action Planning (REAP) 2.0 Priority Sites Predevelopment Loans	-	27,683,569	26,805,591	(877,978)
Rental Assistance Program	-	5,000,000	5,000,000	-
Housing Measure Polling	-	150,000	216,000	66,000
Ballot Measure Costs	-	-	3,000,000	3,000,000
Legal	82,216	900,000	800,000	(100,000)
Business Plan	-	500,000	185,000	(315,000)
Audit/Accounting/Other	30,042	34,950	39,050	4,100
<b>Total Contractual Services</b>	<b>\$ 1,660,595</b>	<b>\$ 55,768,519</b>	<b>\$ 56,345,641</b>	<b>\$ 577,122</b>