



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Agenda - Final

Bay Area Housing Finance Authority Oversight Committee

Chair, Libby Schaaf, Mayor, City of Oakland
Vice Chair, Amy Worth, Mayor, City of Orinda

Thursday, September 8, 2022

1:00 PM

REMOTE

**Bay Area Housing Finance Authority
Oversight Committee
Joint Meeting with the ABAG Housing Committee**

In light of Governor Newsom's State of Emergency declaration regarding COVID-19 and in accordance with Assembly Bill 361's (Rivas) provisions allowing remote meetings, this meeting will be accessible via webcast, teleconference, and Zoom for all participants.

A Zoom panelist link for meeting participants will be sent separately to committee, commission, or board members.

The meeting webcast will be available at: <https://mtc.ca.gov/meetings-events/live-webcasts>

Members of the public are encouraged to participate remotely via Zoom at the following link or phone number:

Please click the link below to join the webinar:

<https://bayareametro.zoom.us/j/87588110249>

Or One tap mobile :

US: +13462487799,,87588110249# or +14086380968,,87588110249#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 386 347 5053 or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 875 8811 0249

Detailed instructions on participating via Zoom are available at:

<https://abag.ca.gov/zoom-information>

Committee members and members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial "*"9" and dial "*6" to unmute and speak.

In order to get the full Zoom experience, please make sure your application is up to date.

Members of the public may participate by phone or Zoom or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name in the subject line. Due to the current circumstances, there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

The BAHFA Oversight Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <https://mtc.ca.gov/>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Margaret Abe-Koga, David Canepa, Federal Glover, David Rabbitt, Hillary Ronen,
Libby Schaaf, Amy Worth

1. Call to Order / Roll Call / Confirm Quorum / Compensation Announcement

Quorum is a majority of members present.

2. Public Comment

Information

3. Committee Member Announcements

Information

4. Chairs' Report

- 4.a. [22-1263](#) ABAG Housing Committee and BAHFA Oversight Committee Chairs'
Report for September 8, 2022

Action: Information

Presenter: Carlos Romero
Libby Schaaf

5. Executive Director's Report

- 5.a. [22-1264](#) Executive Director's Report for September 8, 2022

Action: Information

Presenter: Therese W. McMillan

6. ABAG Housing Committee Consent Calendar

- 6.a. [22-1265](#) Approval of ABAG Housing Committee Minutes of July 14, 2022

Action: ABAG Housing Committee Approval

Presenter: Clerk of the Board

Attachments: [06a HC Minutes 20220714 Draft.pdf](#)

7. BAHFA Oversight Committee Consent Calendar

- 7.a. [22-1266](#) Approval of BAHFA Oversight Committee Minutes of July 14, 2022

Action: BAHFA Oversight Committee Approval

Presenter: Secretary

Attachments: [07a BAHFA OC Minutes 20220714 Draft.pdf](#)

8. Contracts

- 8.a. [22-1277](#) Authorization to negotiate and enter into a contract with Exygy Inc. ("Consultant"), in an amount not to exceed \$1 million, for web design services for the Bay Area Housing Finance Authority's Doorway Housing Portal Pilot ("Project")

Action: BAHFA Oversight Committee Approval

Presenter: Barry Roeder

Attachments: [08a 1 Summary Sheet BAHFA Doorway Direct Select Exygy Contract 2022 v1.r](#)

[08a 2 Summary Approval Form Doorway Exygy 090822.pdf](#)

[08a 3 Presentation Doorway for BOC 090822.pdf](#)

9. Regional Early Action Planning

- 9.a. [22-1278](#) Presentation regarding Proposed Housing Preservation, Predevelopment, and Technical Assistance Uses for 2022 Regional Early Action Planning 2.0 Funds from the State of California

Action: ABAG Housing Committee Information
BAHFA Oversight Committee Information

Presenter: Somaya Abdelgany
Mark Shorett

Attachments: [09a 1 Summary Sheet_Proposed REAP 2.0 Housing Programs v1.pdf](#)

[09a 2 Attachment A Presentation Proposed REAP 2.0 Housing Programs Acc](#)

10. Adjournment / Next Meeting

The next joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee is on October 13, 2022.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章：MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 22-1263 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 8/2/2022 **In control:** ABAG Housing Committee

On agenda: 9/8/2022 **Final action:**

Title: ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for September 8, 2022

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for September 8, 2022

Carlos Romero
Libby Schaaf

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 22-1264 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 8/2/2022 **In control:** ABAG Housing Committee
On agenda: 9/8/2022 **Final action:**
Title: Executive Director's Report for September 8, 2022
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Executive Director's Report for September 8, 2022

Therese W. McMillan

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 22-1265 **Version:** 1 **Name:**
Type: Minutes **Status:** Consent
File created: 8/2/2022 **In control:** ABAG Housing Committee
On agenda: 9/8/2022 **Final action:**
Title: Approval of ABAG Housing Committee Minutes of July 14, 2022
Sponsors:
Indexes:
Code sections:
Attachments: [06a HC Minutes 20220714 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Housing Committee Minutes of July 14, 2022

Clerk of the Board

ABAG Housing Committee Approval



Bay Area Metro Center
375 Beale Street
Suite 700
San Francisco, California

Meeting Minutes - Draft

ABAG Housing Committee

Chair, Carlos Romero, Councilmember, East Palo Alto
Vice Chair, Neysa Fligor, Councilmember, City of Los Altos

Thursday, July 14, 2022

1:00 PM

REMOTE

**Association of Bay Area Governments
Housing Committee
Joint Meeting with the BAHFA Oversight Committee**

The ABAG Housing Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Jesse Arreguin, Nikki Fortunato Bas, David Canepa, Pat Eklund,
Neysa Fligor, Gordon Mar, Karen Mitchoff, David Rabbitt, Belia Ramos,
Carlos Romero, James Spering

1. Call to Order / Roll Call / Confirm Quorum / Compensation Announcements

ABAG Housing Committee Chair Romero called the meeting to order at about 1:03 p.m. Quorum was present.

Present: 9 - Arreguin, Bas, Canepa, Eklund, Fligor, Mitchoff, Ramos, Romero, and Spering

Absent: 2 - Mar, and Rabbitt

2. Public Comment

3. Committee Member Announcements

4. Chairs' Report

- 4.a. [22-1102](#) ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for July 14, 2022

ABAG Housing Committee Chair Romero and BAHFA Oversight Committee Chair Schaaf gave the reports.

5. Executive Director's Report

- 5.a. [22-1103](#) Executive Director's Report for July 14, 2022

6. ABAG Housing Committee Consent Calendar

Upon the motion by Spering and second by Eklund, the ABAG Housing Committee approved the Consent Calendar. The motion passed unanimously by the following vote:

Aye: 9 - Arreguin, Bas, Canepa, Eklund, Fligor, Mitchoff, Ramos, Romero, and Spering

Absent: 2 - Mar, and Rabbitt

- 6.a. [22-1104](#) Approval of ABAG Housing Committee Minutes of May 12, 2022 and June 9, 2022

7. BAHFA Oversight Committee Consent Calendar

The BAHFA Oversight Committee took action on this item.

- 7.a. [22-1105](#) Approval of BAHFA Oversight Committee Minutes of June 9, 2022

8. BAHFA Business Plan Equity Framework

- 8.a. [22-1106](#) BAHFA Business Plan Equity Framework Update

Update on the process to develop an Equity Framework as part of the BAHFA Business Plan, including stakeholder engagement and proposed structure of the Framework.

Daniel Saver, MTC, and Niole Montego and Eli Moore, Othering and Belonging Institute, gave the report.

9. State and Federal Housing

- 9.a. [22-1107](#) State and Federal Housing Updates

Updates on housing-related policy and funding issues at the state and federal levels, including the Fiscal Year 2022-2023 State Budget.

Rebecca Long gave the report.

10. Adjournment / Next Meeting

Chair Romero adjourned the meeting at about 2:09 p.m. The next regular joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee is on September 8, 2022.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 22-1266 **Version:** 1 **Name:**

Type: Minutes **Status:** Consent

File created: 8/2/2022 **In control:** Bay Area Housing Finance Authority Oversight Committee

On agenda: 9/8/2022 **Final action:**

Title: Approval of BAHFA Oversight Committee Minutes of July 14, 2022

Sponsors:

Indexes:

Code sections:

Attachments: [07a BAHFA OC Minutes 20220714 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of BAHFA Oversight Committee Minutes of July 14, 2022

Secretary

BAHFA Oversight Committee Approval



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Minutes - Draft

Bay Area Housing Finance Authority Oversight Committee

Chair, Libby Schaaf, Mayor, City of Oakland
Vice Chair, Amy Worth, Mayor, City of Orinda

Thursday, July 14, 2022

1:00 PM

REMOTE

**Bay Area Housing Finance Authority
Oversight Committee
Joint Meeting with the ABAG Housing Committee**

The BAHFA Oversight Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <https://mtc.ca.gov/>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Margaret Abe-Koga, David Canepa, Federal Glover, David Rabbitt,
Hillary Ronen, Libby Schaaf, Amy Worth

1. Call to Order / Roll Call / Confirm Quorum / Compensation Announcement

ABAG Housing Committee Chair Romero called the meeting to order at about 1:03 p.m. Quorum was present.

Present: 5 - Abe-Koga, Canepa, Ronen, Schaaf, and Worth

Absent: 2 - Glover, and Rabbitt

2. Public Comment

3. Committee Member Announcements

4. Chairs' Report

- 4.a. [22-1102](#) ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for July 14, 2022
- ABAG Housing Committee Chair Romero and BAHFA Oversight Committee Chair Schaaf gave the reports.

5. Executive Director's Report

- 5.a. [22-1103](#) Executive Director's Report for July 14, 2022

6. ABAG Housing Committee Consent Calendar

The ABAG Housing Committee took action on this item.

- 6.a. [22-1104](#) Approval of ABAG Housing Committee Minutes of May 12, 2022 and June 9, 2022

7. BAHFA Oversight Committee Consent Calendar

Upon the motion by Abe-Koga and second by Ronen, the BAHFA Oversight Committee approved the Consent Calendar. The motion passed unanimously by the following vote:

Aye: 5 - Abe-Koga, Canepa, Ronen, Schaaf and Worth

Absent: 2 - Glover and Rabbitt

- 7.a. [22-1105](#) Approval of BAHFA Oversight Committee Minutes of June 9, 2022

8. BAHFA Business Plan Equity Framework

- 8.a. [22-1106](#) BAHFA Business Plan Equity Framework Update

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Daniel Saver, MTC, and Niole Montego and Eli Moore, Othering and Belonging Institute, gave the report.

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- 9.a. [22-1107](#) State and Federal Housing Updates

Updates on housing-related policy and funding issues at the state and federal levels, including the Fiscal Year 2022-2023 State Budget.

Rebecca Long gave the report.

10. Adjournment / Next Meeting

Chair Romero adjourned the meeting at about 2:09 p.m. The next regular joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee is on September 8, 2022.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	22-1277	Version:	1	Name:	
Type:	Report	Status:		Committee Approval	
File created:	8/4/2022	In control:		Bay Area Housing Finance Authority Oversight Committee	
On agenda:	9/8/2022	Final action:			
Title:	Authorization to negotiate and enter into a contract with Exygy Inc. ("Consultant"), in an amount not to exceed \$1 million, for web design services for the Bay Area Housing Finance Authority's Doorway Housing Portal Pilot ("Project")				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	08a 1 Summary Sheet BAHFA Doorway Direct Select Exygy Contract 2022 v1.pdf 08a 2 Summary Approval Form Doorway Exygy 090822.pdf 08a 3 Presentation Doorway for BOC 090822.pdf				

Date	Ver.	Action By	Action	Result
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Authorization to negotiate and enter into a contract with Exygy Inc. ("Consultant"), in an amount not to exceed \$1 million, for web design services for the Bay Area Housing Finance Authority's Doorway Housing Portal Pilot ("Project")

Barry Roeder

BAHFA Oversight Committee Approval

September 8, 2022

Agenda Item 8.a.

BAHFA Doorway Housing Portal

Subject:

Authorization to negotiate and enter into a contract with Exygy Inc. ("Consultant"), in an amount not to exceed \$1 million, for web design services for the Bay Area Housing Finance Authority's Doorway Housing Portal Pilot ("Project")

Background:

The Doorway Housing Portal, one of BAHFA's five pilot programs, will create a comprehensive, user-friendly site that allows housing seekers to find and apply for housing opportunities from their phones or personal computers. Applicants can easily access up-to-date lottery, waitlist, and placement information, and Doorway makes the lease-up process significantly simpler for both applicants and building owners. Doorway will also provide critical data about who searches for what kinds of affordable housing throughout the Bay Area, enabling policy makers to better assist their constituents.

Doorway builds upon the proven success of San Francisco's "DAHLIA" online application portal, as well as work completed in San Jose, San Mateo County, and Alameda County.

Contract Summary

On December 9, 2020, the Metropolitan Transportation Commission approved inclusion of Consultant on the 2020 Website Support Services Bench – Cycle 1 ("Bench"). The Bench will support MTC/ABAG website operations and maintenance needs and website design, development, and enhancement services. The Committee approved Consultant for provision of all requested services, and also recognized that Consultant is a certified Small Business Enterprise.

Pursuant to MTC's procurement policies and procedures (see MTC's Executive Director's Management Memorandum No. 352), BAHFA staff recommends contracting with Consultant through a "direct selection" from the Bench. A direct selection, rather than a "mini-procurement," is appropriate because the Consultant uniquely created (with San Francisco) the open-source code upon which DAHLIA operates and which the Consultant then modified for its work with the City of San Jose, San Mateo County, and Alameda County. (Note that each of those jurisdictions selected Consultant through their own competitive procurement processes). Use of this open-source framework for Doorway will facilitate the integration of existing platforms while significantly accelerating Doorway's launch, since much of the underlying code is already written. In addition, through its work with Bay Area jurisdictions, Consultant has acquired specific knowledge of affordable housing that other technology or web design firms could not provide. In summary, a direct selection of the Consultant enables leveraging of the extensive research, design, development and troubleshooting already completed. And by continuing the use of code in place in several Bay Area jurisdictions, it will avoid conflicts with those

September 8, 2022

Agenda Item 8.a.

BAHFA Doorway Housing Portal

jurisdictions and enable productive partnerships that will help realize the vision of Doorway: a one-stop shop for all Bay Area residents to find the affordable housing they need.

The contract value shall not exceed \$1 million. In all, three phases of work are planned, as described below:

- Phase 1: Discovery and Work Plan Creation, including regional product and system discovery, and technical discovery and integration exploration. Estimated timeframe: September through December of 2022. Phase Cost: \$226,860.
- Phase 2: Doorway Housing Portal Development, including technical architecture guidance and supplemental goals research. Estimated timeframe: January through June of 2023. Phase Cost: \$445,017.

Summary of BAHFA Doorway Housing Portal Contract with Consultant	
Phase 1: Discovery and Work Plan Creation	\$226,860
Phase 2: Doorway Housing Portal Development	\$445,017
GRAND TOTAL	\$671,877

- Phase 3: At the sole discretion of BAHFA, Consultant may engage in technical architecture refinement and integration of new jurisdictions. Estimated timeframe: approximately July through December of 2023. Estimated phase cost: up to \$328,123. If BAHFA elects to pursue Phase 3 work, the total amount of the contract shall not exceed \$1 million.

Schedule

Phase I work with Consultant will run October through December of this year, during which product, system, and technical research/discovery will be conducted. Starting in January 2023, Consultant will oversee Phase II, the development of the Portal, leading to an anticipated launch in July 2023, or later if additional development is required. BAHFA may engage the Consultant in Phase III work on or around July 2023 to refine implementation and ensure the successful integration of participating jurisdictions.

Issues:

None

Housing Committee

Oversight Committee

September 8, 2022

Agenda Item 8.a.

BAHFA Doorway Housing Portal

Recommended Action:

The BAHFA Oversight Committee is requested to recommend BAHFA authorization to negotiate and enter into a contract with Exygy Inc. ("Consultant"), in an amount not to exceed \$1 million, for web design services for the Bay Area Housing Finance Authority's Doorway Housing Portal Pilot ("Project").

Attachment:

- A. Summary Approval
- B. Presentation

Reviewed:



Therese W. McMillan

**S U M M A R Y O F B A H F A A P P R O V A L**

Work Item No.:	1620
Consultant:	Exygy, Inc.
Work Project Title:	BAHFA Doorway Housing Portal
Purpose of Project:	Develop a regional online housing portal to help housing seekers find and apply for affordable housing, and housing partners (developer, leasing agents, etc.) more easily manage listings, applications, and placements.
Brief Scope of Work:	<p>Phase 1: Discovery and Work Plan Creation, including regional product and system discovery, and technical discovery and integration exploration.</p> <p>Phase 2: Doorway Housing Portal Development, including technical architecture guidance and supplemental goals research.</p> <p>Phase 3: At the sole discretion of BAHFA, Consultant may engage in technical architecture refinement and integration of new jurisdictions.</p>
Project Cost Not to Exceed:	\$1 Million
Funding Source:	\$20 million grant from California HCD; fund source number 2409.
Fiscal Impact:	<p>\$226,860 is available in the FY22-23 BAHFA Budget</p> <p>\$445,017 is available for inclusion in the FY23-24 BAHFA Budget</p> <p>\$328,123, should BAHFA elect to authorize Phase 3, is available for inclusion in the FY23-24 BAHFA Budget</p>
Motion by Committee:	The BAHFA Oversight Committee is requested to recommend BAHFA authorization to negotiate and enter into a contract with Exygy Inc. ("Consultant"), in an amount not to exceed \$1 million, for web design services for the Bay Area Housing Finance Authority's Doorway Housing Portal Pilot ("Project").
ABAG Executive Board Approval:	Alfredo Pedroza Chair, BAHFA Board
Approval Date:	September 28, 2022

Doorway Housing Portal

Finding and applying for affordable housing



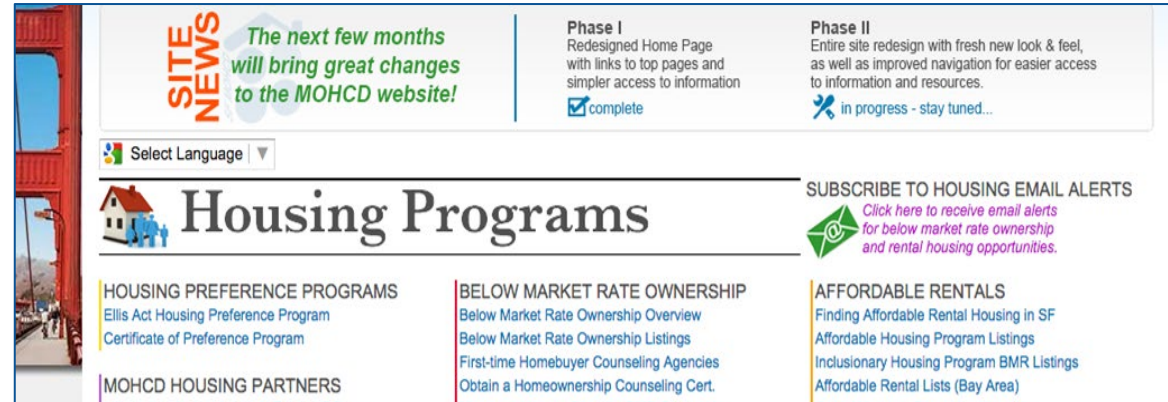
**METROPOLITAN
TRANSPORTATION
COMMISSION**

The Challenges

- No central resource
- Inconsistent information
- Limited eligibility criteria
- Long, unique paper applications
- Long lines on application due date

Then what?


- Opaque post application process



The screenshot shows the MOHCD Housing Programs website. At the top, there is a 'SITE NEWS' banner with a red and orange design, stating 'The next few months will bring great changes to the MOHCD website!'. Below this, there are two columns for 'Phase I' and 'Phase II' updates. Phase I mentions a redesigned home page and easier access to information, marked as 'complete'. Phase II mentions an entire site redesign with improved navigation, marked as 'in progress - stay tuned...'. A 'Select Language' dropdown menu is visible. The main heading is 'Housing Programs' with a house icon. Below this, there are three main sections: 'HOUSING PREFERENCE PROGRAMS' (listing Ellis Act and Certificate of Preference programs), 'BELOW MARKET RATE OWNERSHIP' (listing overview, listings, and counseling agencies), and 'AFFORDABLE RENTALS' (listing finding affordable housing, program listings, and rental lists for the Bay Area). A 'SUBSCRIBE TO HOUSING EMAIL ALERTS' link is also present.



Meeting the Need



ALAMEDA COUNTY
HOUSING PORTAL

We'd love to get your feedback! Participate in a feedback session and you could receive a gift card for your time.

BROWSE PROPERTIES GET ASSISTANCE

🕒 Application Due Date: Feb 22, 2021 at 7:00 PM

AVAILABLE UNITS AND WAITLIST

Once ranked applicants fill all available units, the remaining ranked applicants will be placed on a waitlist for those same units.

20 AVAILABLE UNITS

HOW TO APPLY

APPLY ONLINE


OR

2 Submit a Paper Application

SEND APPLICATION BY US MAIL

Greystar
N/A - Applications accepted via mail to
P.O. Box or email to
SoHayBMR@Greystar.com
, CA
[📍 Get Directions](#)

Applications must be received by the deadline. If sending by U.S. Mail, the application must be postmarked by Feb 22, 2021 and received by mail no later than Feb 22, 2021. Applications received after Feb 22, 2021 via mail will not be accepted even if they are postmarked by Feb 22, 2021. SoHay Apartments, LLC is not responsible for lost or



THE MIX AT SOHAY

29362 MISSION BLVD, HAYWARD, CA 94544
SoHay Apartments, LLC
[View on Map](#)

UNIT TYPE	MINIMUM INCOME	RENT	AVAILABILITY
Studio	\$2,742 per month	\$1,371 per month	8 units
1 BR	\$3,132 per month	\$1,566 per month	4 units
2 BR	\$3,526 per month	\$1,763 per month	8 units

POTRERO1010 UNIT 236 APPLICATION

YOU HOUSEHOLD PREFERENCES INCOME REVIEW

First, what's your name?

YOUR NAME

First Name

Middle Name (optional)

Last Name

YOUR DATE OF BIRTH

MM DD YYYY

NEXT

[Save and finish later](#)



San Francisco DAHLIA Impact

1,000,000+

Online applications (since 11/2016)

97%

Apply online

2,300,000+

Unique site users (since 2/2016)


7,000,000+

Total visits to the site

Doorway is Two Websites

Applicants

Partners




HOUSING PORTAL

Applications Received

Filter

APPLICATION SUBMITTED DATE	APPLICATION NUMBER	FIRST NAME	LAST NAME	HOUSING PORTAL
12/14/2020 at 13:38:32...	a6bc9a4d-c0f9-4ff2-	Kathy	Cheng	
12/15/2020 at 15:50:14...	09a09563-32d7-44c-	Bob	Test	
12/15/2020 at 15:54:59...	946d2e7c-f2af-4984	Heather	Cho	
12/15/2020 at 15:58:43...	a071d318-8132-462	Duke	Hamnet	

PREVIOUS



DAHLIA PARTNERS

PROPERTIES LISTINGS APPLICATIONS

LISTINGS APPLICATIONS PENDING FLAGGED APPS MARKED DUPLICATE APPS LEASE UPS SIGN OUT

Lease Ups > LAP Test Listing (Do not Modify) - Yellow Acres > APP-00243703

APP-00243703: PORTIA TOOLE

SHORT FORM APPLICATION SUPPLEMENTAL INFORMATION

Update Status

APPROVED

back on track

3/13/19

ADD A COMMENT

See Status History

Confirmed Preferences

Please allow the applicant 24 hours to provide appropriate preference proof if not previously supplied.

PREFERENCE NAME	PERSON WHO CLAIMED	PREFERENCE RANK	TYPE OF PROOF	STATUS	ACTIONS
✓ Certificate of Preference (COP)	Portia Toole	6	1234	Confirmed	
Rent Burdened Preference	Portia Toole	8	Money order Copy of Lease	Unconfirmed	EDIT
Live in San Francisco Preference	Sasha Toole	33	Public benefits record	Unconfirmed	EDIT

Confirmed Household

Confirmed Reserved and Priority Units

Senior in Household

Veteran in Household

Person with Developmental Disability in Household

Household ADA Priorities

☐ Yes ☐ No

☐ Yes ☒ No

☐ Yes ☐ No

☐ Mobility Impairments
☐ Vision Impairments



Building the Region



Doorway Housing Portal
One-stop Shop for Listings and Applications

City of San Jose	Existing portal integrated at launch in 2023
San Mateo County	Existing portal integrated at launch
Marin County	Included at launch
City of Oakland	Included at launch
Alameda County	Listings copied at launch, later portal integration
City and County of San Francisco	Listings copied/linked at launch
Santa Clara County	Targeted for inclusion 2024
Contra Costa County	Targeted for inclusion 2024
Napa, Solano, Sonoma counties	Later inclusion

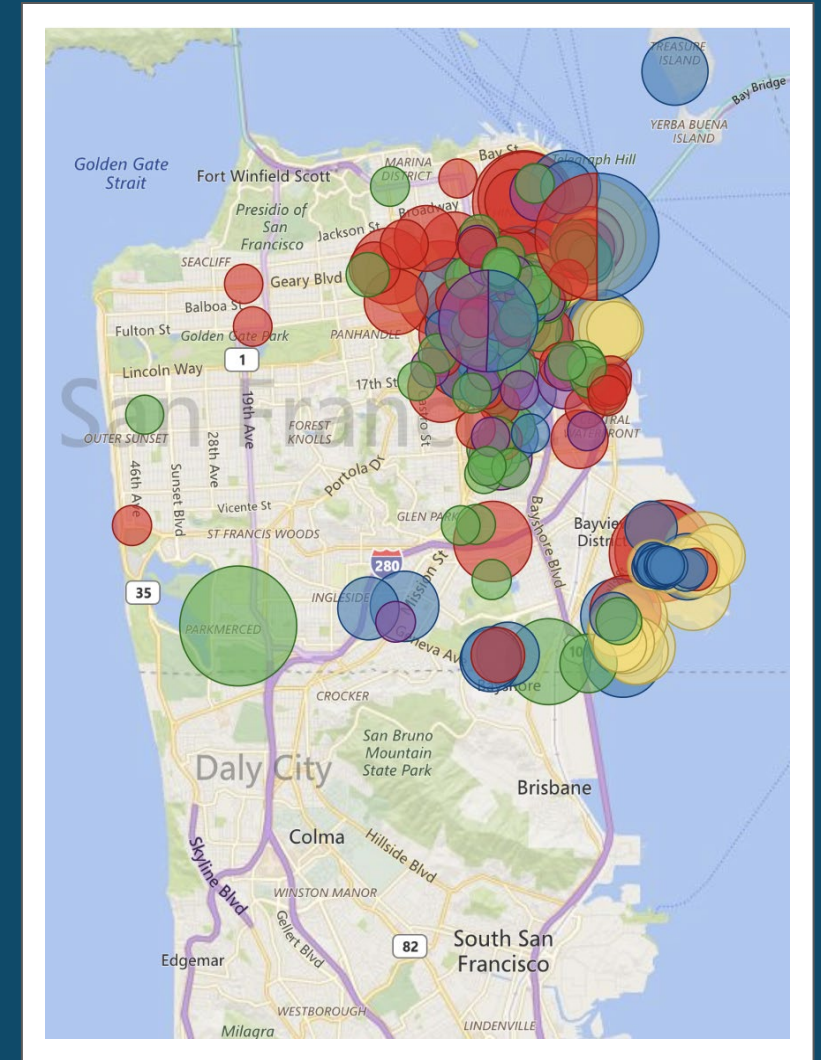
Doorway Generates Data

Data to Improve Policy

- Updates to published policies
- Demand data influences housing development

Data to Attract Resources

- Expands understanding of gaps between regional (and jurisdictional) applications and placements



Thank You



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TRANSPORTATION
COMMISSION**

Barry Roeder (he/him)
Doorway Manager
Bay Area Housing Finance Authority (BAHFA)
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415-778-5224



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	22-1278	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	8/4/2022	In control:		Bay Area Housing Finance Authority Oversight Committee	
On agenda:	9/8/2022	Final action:			
Title:	Presentation regarding Proposed Housing Preservation, Predevelopment, and Technical Assistance Uses for 2022 Regional Early Action Planning 2.0 Funds from the State of California				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	09a 1 Summary Sheet Proposed REAP 2.0 Housing Programs v1.pdf 09a 2 Attachment A Presentation Proposed REAP 2.0 Housing Programs Accessible v1.pdf				

Date	Ver.	Action By	Action	Result
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Presentation regarding Proposed Housing Preservation, Predevelopment, and Technical Assistance Uses for 2022 Regional Early Action Planning 2.0 Funds from the State of California

Somaya Abdelgany
Mark Shorett

ABAG Housing Committee Information
BAHFA Oversight Committee Information

September 8, 2022

Agenda Item 9.a.

Regional Early Action Planning

Subject:

Presentation regarding Proposed Housing Preservation, Predevelopment, and Technical Assistance Uses for 2022 Regional Early Action Planning 2.0 Funds from the State of California

Background:

The California Department of Housing and Community Development (HCD) has designated a new funding program for the Metropolitan Transportation Commission to advance transportation, planning and housing activities that promote equity goals, reduce per capita vehicle miles traveled, and implement the region's Sustainable Communities Strategy. Staff proposes to use a portion of the grant to finance affordable housing preservation projects, help accelerate development on Priority Sites, and continue to provide housing technical assistance to local jurisdictions.

In July 2022, HCD released the Notice of Funding Availability for its second round of Regional Early Action Planning (REAP 2.0) grants, allocating \$102.8 million to MTC for planning and implementation projects at the intersection of climate, housing, and equity. As presented to the Joint MTC Planning Committee with the ABAG Administrative Committee in April 2022, staff proposes the use of \$58 million of REAP 2.0 funding to augment highly successful, existing housing programs while also launching new pilot programs to explore the strategic expansion of the agency's housing funding portfolio:

Program	Proposed Budget
Housing Preservation Pilot	\$15 million
Priority Sites Pilot	\$28 million
Regional Housing TA & Local Grants	\$15 million
Total REAP 2.0 Housing Programs Budget	\$58 million

Housing Preservation Pilot (\$15 million)

Building upon the recently revised Bay Area Preservation Pilot (BAPP) and the launch of BAHFA, these funds would establish the first in-house capital program focused on preservation of unsubsidized affordable housing. The program would provide rapidly deployed, over-the-counter financing enabling non-profit developers and community land trusts to acquire and rehabilitate buildings that are for sale on the open market. The community-based organizations would then convert those properties to permanent affordability. The \$15 million funding pool will immediately stabilize 60-75 households, and with the conversion to permanent affordability,

September 8, 2022

Agenda Item 9.a.

Regional Early Action Planning

many subsequent generations of low-income renters. Funding would prioritize projects in systemically marginalized communities such as Equity Priority Communities and in Plan Bay Area 2050 Growth Geographies served by major regional transit investments. Funded projects would result in anti-displacement benefits to existing tenants, and community-controlled projects could open pathways towards shared ownership of buildings that provide households with the opportunity to build personal equity (i.e., through cooperative or limited equity homeownership models). REAP 2.0 provides a unique opportunity to provide near-term capital funds that can achieve immediate impact and demonstrate a “proof of concept” that supports a potential future ballot measure.

Priority Sites Pilot (\$28 million)

This pilot program would accelerate regionally significant affordable or mixed-income housing projects that leverage public land or the redevelopment of aging malls/office parks – two of the most impactful Housing Strategies in Plan Bay Area 2050. In addition to establishing a pipeline of locally-prioritized, regionally significant sites in transit-rich areas, the program would deliver predevelopment funding directly to projects that advance multiple regional goals (affordability, climate, equity, etc.) and demonstrate success factors such as local support, a clear path to entitlements, and a realistic financing plan. The program could also explore alignment with other state and regional funding sources to expedite project delivery and effectively leverage other sources of capital. Similar to the Housing Preservation Pilot, subject to any necessary BAHFA Board approvals, this program could be jointly administered by BAHFA and demonstrate the value-add of a regional approach, including the completion of large-scale projects that can deliver significant portions of jurisdictions’ lower-income RHNA targets. The [Priority Sites Concept Paper](#), available for [download on the MTC/ABAG website](#), provides additional context for staff’s preliminary design recommendations for this program.

Regional Housing Technical Assistance & Local Grants (\$15 million)

This would build upon the success of the Regional Housing Technical Assistance Program (RHTA) launched with a one-time \$24 million grant to ABAG as part of the REAP 1.0 Program. The expenditure deadline for REAP 1.0 funds was originally the end of 2023. The legislature recently extended the deadline to the end of 2024. REAP 2.0 funding could extend and enhance the RHTA program to support compliance with the TOC Policy, implementation of local RHNA targets and Housing Element requirements, and ensure Bay Area jurisdictions remain competitive for state funding by assisting with the new “pro-housing” designation. Components of the program could include regional technical assistance (policy development, data, trainings, etc.) that leverages regional economies of scale, as well as extending funding for county-based Planning Collaboratives and exploring a “race to the top” housing policy grant pilot program.

September 8, 2022

Agenda Item 9.a.

Regional Early Action Planning

Next Steps:

- Building on the outreach conducted during the Plan Bay Area 2050 and Regional Housing Needs Allocation processes to define the broad program priorities for the REAP 2.0 grant, staff will conduct REAP 2.0-specific outreach to further inform more specific program components from August through October 2022. Outreach will include presentations and discussions at existing housing stakeholder meetings, as well as one-on-one interviews.
- Staff will seek approval of the full REAP 2.0 program proposal from the Commission in November 2022, which will authorize MTC's grant application to HCD by the December 31, 2022 deadline.
- Contingent on Commission approval, staff will:
 - Seek additional feedback and approvals from Committees on remaining details of program design.
 - Develop the required lending terms for developer and CLT project financing and submit those to HCD for approval by the March 31, 2023 deadline.
 - Request delegated authority for the Housing Preservation Pilot to administer grants/loans swiftly and empower developers and CLTs to compete with market buyers.
 - Release a Notice of Funding Availability for lending and grant programs (targeted for spring 2023).

Issues:

- REAP 2.0-specific outreach must be conducted in a short window of time to inform MTC's program proposal prior to HCD's application deadline of December 31, 2022.
- All program uses must demonstrate a nexus to all REAP 2.0 Objectives: Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability; Affirmatively Furthering Fair Housing; and Reducing Vehicle Miles Traveled. This will narrow the geographic focus of capital pilot programs and broaden the subject-matter focus of the existing Regional Housing TA Program.
- All REAP 2.0 funds must be encumbered by June 30, 2024, with final expenditures submitted and closed out by June 30, 2026. This suggests that projects receiving REAP 2.0 funds must be ready for swift implementation. This will require advance payment from HCD and delegated authority for staff to approve term sheet compliant deals for the Housing Preservation Pilot in particular.

Association of Bay Area Governments

Bay Area Housing Finance Authority

Housing Committee

Oversight Committee

September 8, 2022

Agenda Item 9.a.

Regional Early Action Planning

Recommendation:

Information

Attachments:

A. Presentation

Reviewed:

A handwritten signature in blue ink, appearing to read "Therese W. McMillan", with a stylized flourish at the end.

Therese W. McMillan

REAP 2.0 Housing Programs

BAHFA Oversight and ABAG Housing Committees

September 8, 2022



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How did we get here?

Plan Bay Area 2050

Fall 2021 Adoption

Regional Housing Needs Allocation 6th Cycle

Winter 2021 Adoption

Regional Housing TA Program

\$24M REAP 1.0 Grant
*Winter 2023
Expenditure Deadline*

Bay Area Housing Finance Authority

Established in 2019
Staffing completed in
summer 2022

*Potential 2024 Ballot
Measure*

Implementation Opportunity through REAP 2.0

1. Housing Preservation Pilot
2. Priority Sites Pilot
3. Regional Housing TA & Local Grants

Previous REAP 2.0 Committee Discussion:

- **January 2022** - MTC Programming and Allocations Committee
- **March 2022** - MTC Programming and Allocations Committee
- **April 2022** - Joint MTC Planning/ABAG Administrative Committee



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How does REAP 2.0 compare to REAP 1.0?

- **Shift in recipient and statutory authority** from ABAG to MTC
- **Expanded focus** from housing-related technical assistance to transformative projects
- **Shift in expected outcomes** from Housing Element compliance to completed capital projects and plans implementing Sustainable Communities Strategies
- **Increased reporting requirements** including quantifiable improvements in climate, housing, equity
- **Expanded state agency involvement** beyond HCD to include OPR, SGC, CARB

Key Facts

- **\$600M** statewide
- **\$103M** to MTC
- **All program uses must:**
 - Accelerate infill development that facilitates housing supply, choice, and affordability
 - Affirmatively further fair housing
 - Reduce vehicle miles traveled (VMT)
- Application Deadline: 12/31/22
- Expenditure Deadline: 6/30/26



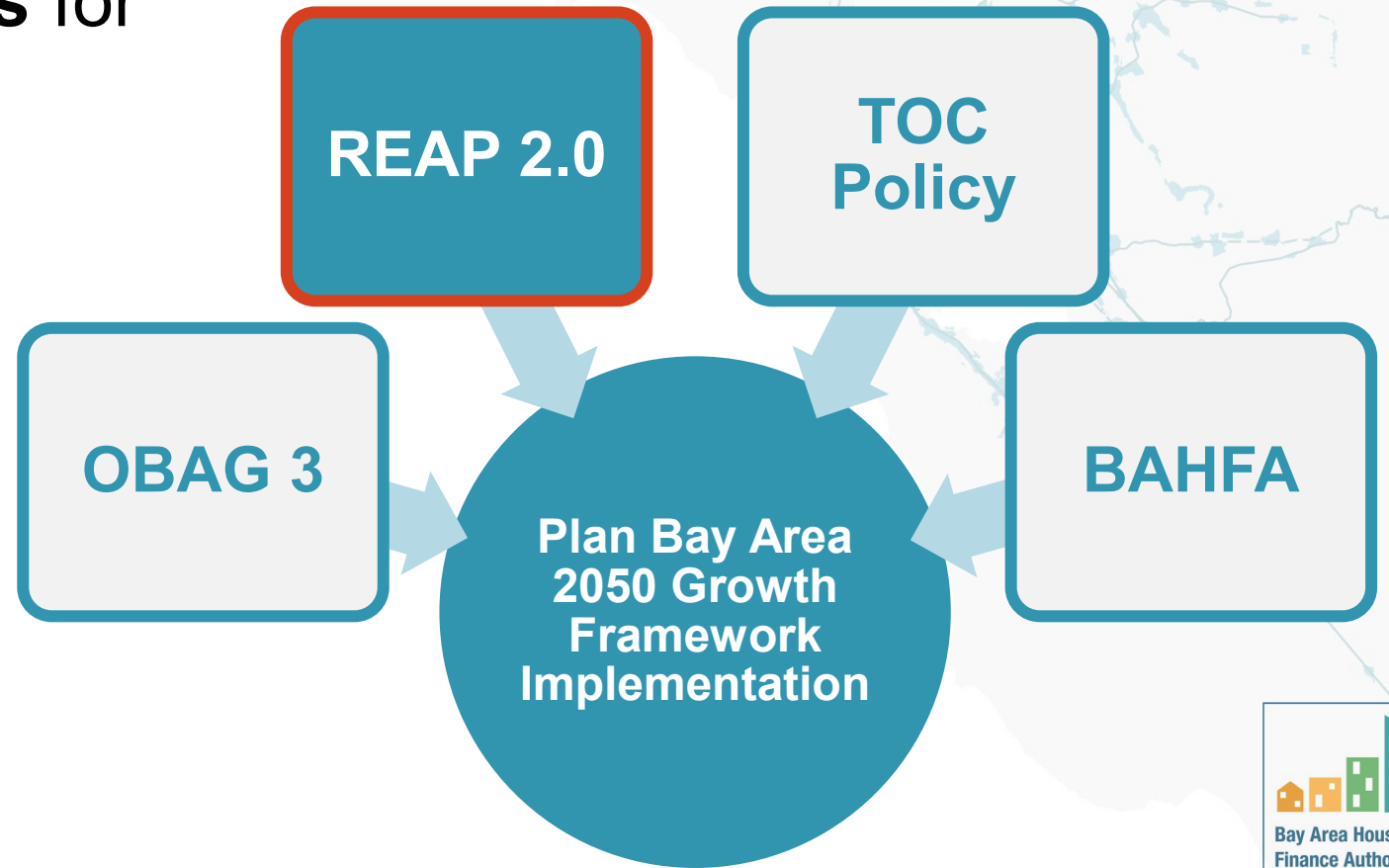
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Working in concert to implement the Regional Growth Framework

REAP 2.0 is one of several **implementation opportunities** for the **Plan Bay Area 2050 Regional Growth Framework**

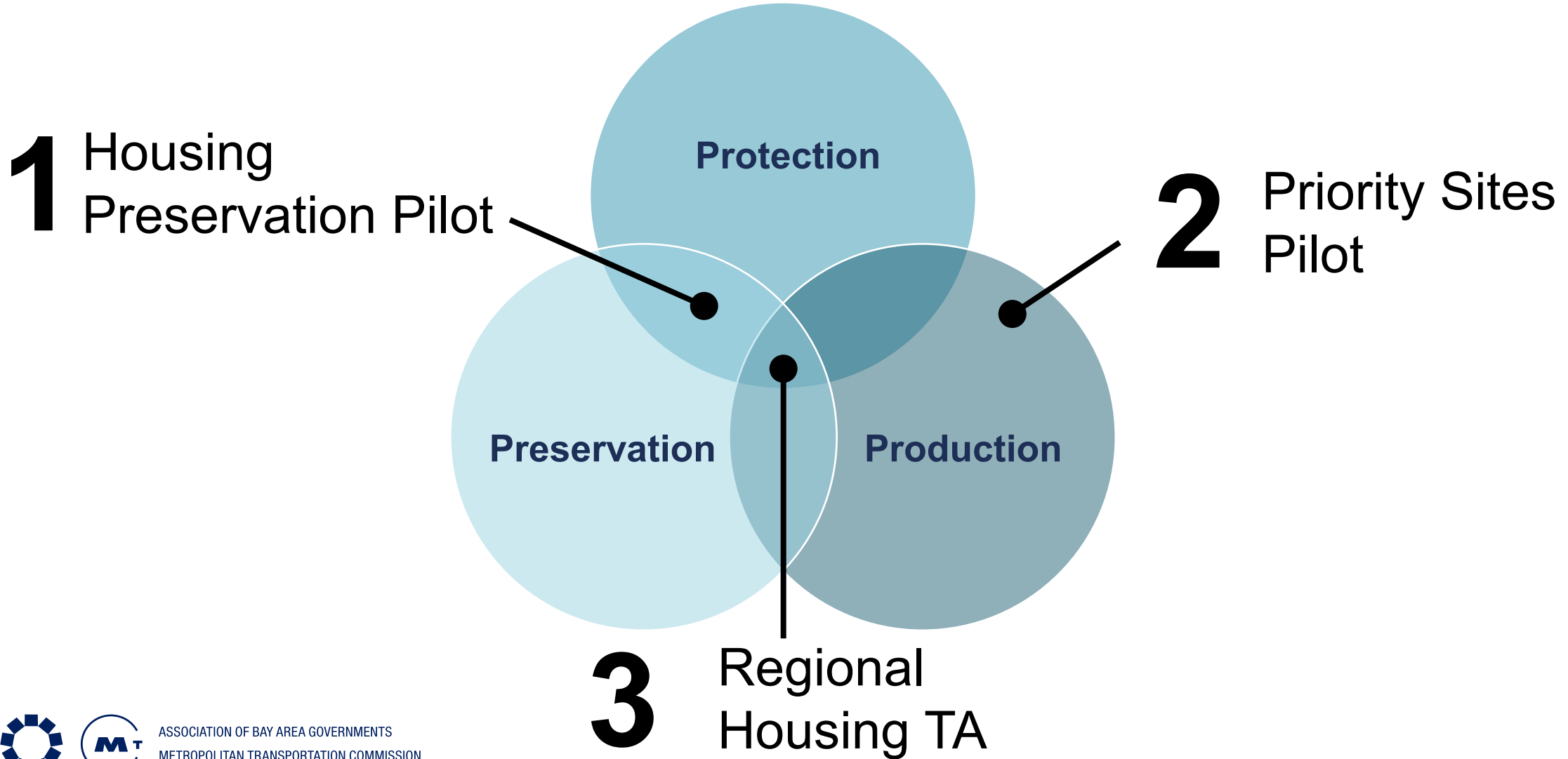
Goal: *complementary and mutually reinforcing* set of implementation mechanisms that advance Plan Bay Area 2050.



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Proposed REAP 2.0 Housing Programs to Advance the Three P's



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1 Housing Preservation Pilot (\$15M)

Overview

- ✓ Provide nimble over-the-counter capital financing to non-profit developers and community land trusts for acquisition-rehab
- ✓ Prevent displacement of 60-75 families by creating permanently affordable homes
- ✓ Begin to fulfill PBA 2050 commitment to take lead on preservation
- ✓ Demonstrate “proof of concept” for regional value-add exemplified by BAHFA to support future ballot measure
- ✓ Build upon existing Bay Area Preservation Pilot (BAPP)
- ✓ Strike a balance between achieving scale and helping historically disadvantaged households build equity



1 Housing Preservation Pilot Projects Proposed Priorities

- ✓ **Affordability:** Average income at or below 80% of the area median income
- ✓ **Scale:** Open to all property sizes, with guidelines tailored to either small or large projects
- ✓ **Affirmatively Furthering Fair Housing:** Focus on systematically marginalized communities
- ✓ **Infill Development and VMT Reduction:** Focus on proximity to existing and planned transit infrastructure
- ✓ **Set-Aside for Community-Controlled Projects**
- ✓ **Financial Sustainability:** Emergency Rental Assistance Reserve



2 Priority Sites Pilot (\$28M)

Overview

- ✓ Launch projects resulting in 750 - 3,000 affordable homes, bringing up to \$2 billion into the region, leveraging BAHFA expertise
- ✓ Establish network of regionally-significant, locally-nominated priority development sites
- ✓ Transform surplus public land and aging malls and offices into vibrant neighborhoods
- ✓ Make scarce local funding go farther and create pipeline for potential future BAHFA funding



2 Priority Sites Pilot Projects

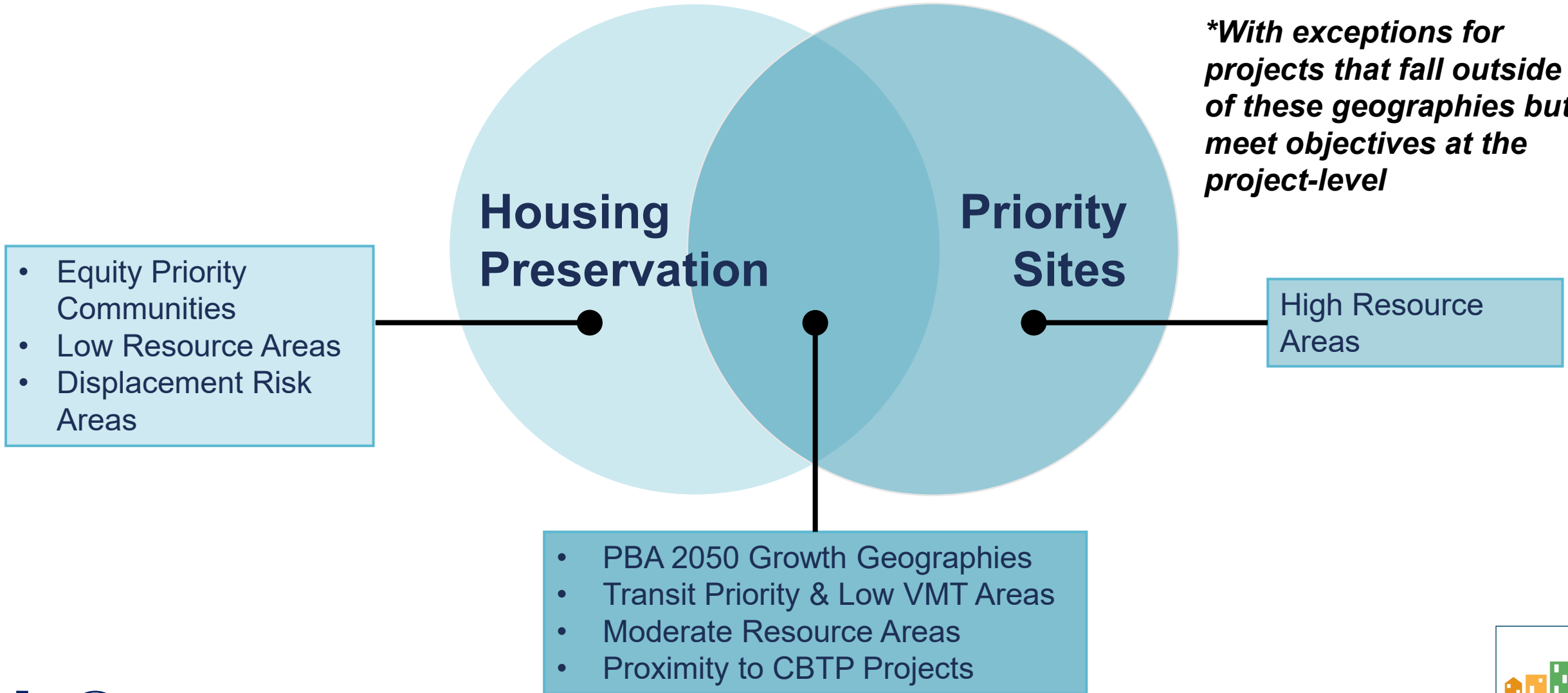
Proposed Priorities

- ✓ **Affordability:** Number of deed-restricted units, depth of affordability
- ✓ **Readiness:** Entitlements, financial feasibility
- ✓ **Affirmatively Furthering Fair Housing:** Focus on expanding access to High Resource areas, supporting community investment region-wide
- ✓ **Infill Development & VMT Reduction:** Focus on Plan Bay Area 2050 Growth Geographies, existing and planned transit
- ✓ **Local commitment:** Committed funding, streamlined review, inclusion in Housing Element or Specific Plan



Capital Pilots: Geographic Prioritization*

**With exceptions for projects that fall outside of these geographies but meet objectives at the project-level*



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3 Regional Housing TA & Local Grants (\$15M)

Overview

Regional Technical Assistance

- ✓ Continued support for county-based Planning Collaboratives
- ✓ TA on Housing Element Implementation
- ✓ Building on success of RHTA program, provide regional TA on key housing strategies including implementation of Transit-Oriented Communities (TOC) Policy, VMT & Pro-housing Policies.
 - Refine focus to a smaller number of high impact policies

“Race to the top” Housing Policy Grants

- ✓ Grants to local jurisdictions for impactful policy development & adoption

Strategic initiatives

- ✓ TBD to leverage other programs and funding



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3 “Race to the top” Housing Policy Grants Potential Priorities

- ✓ TOC Policy Implementation & Compliance
- ✓ VMT Policy Adoption
- ✓ Innovative implementation of AFFH
- ✓ Pro-housing Designation

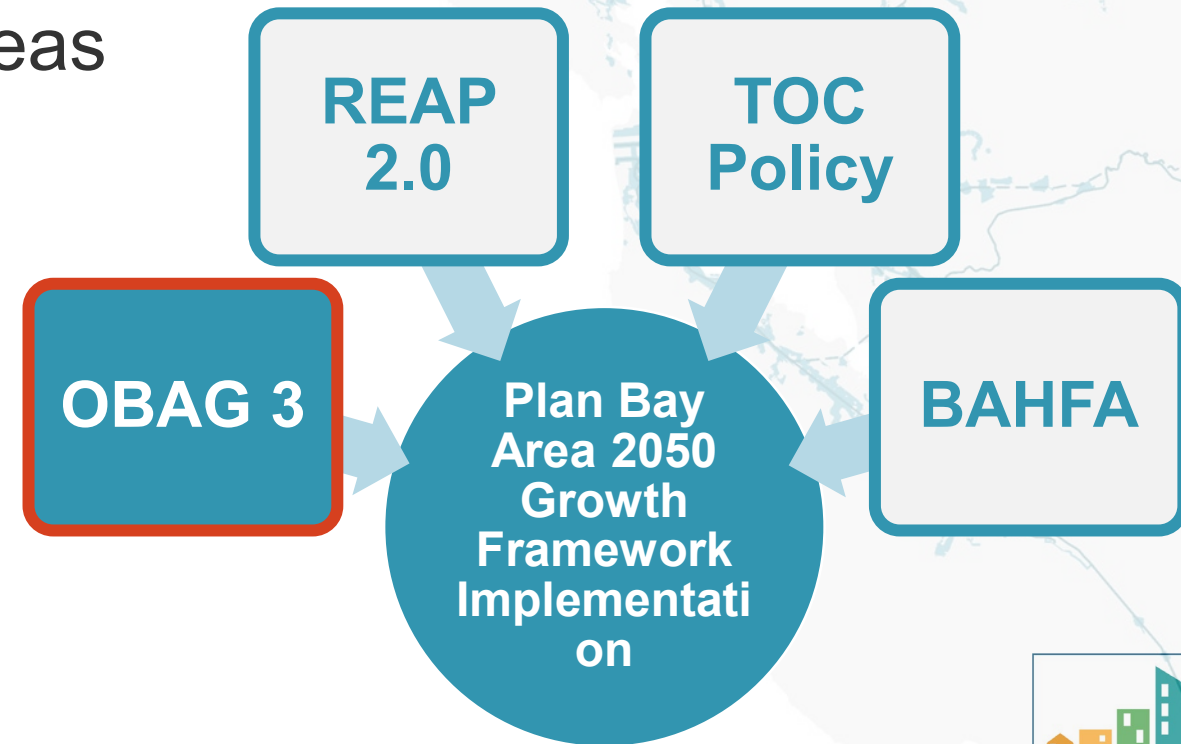
Challenges:

- HCD requirement that every suballocation meet all three program goals (accelerating infill development, AFFH and VMT reduction)
- Supporting minimum compliance requirements while also rewarding exemplary policy adoption



+ Complementary OBAG3-funded Program: PDA Planning Grants & Technical Assistance (\$23M)

- ✓ Complements REAP 2.0 programs to fund comprehensive Specific Plans for Priority Development Areas (PDAs)
- ✓ 30-50 Plans & TA Initiatives
- ✓ Maximize number of PDAs with plans by 2025
- ✓ Update guidelines to comply with PBA 2050, TOC Policy



Next Steps



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Bay Area Housing
Finance Authority

Discussion



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