



375 Beale Street  
Suite 700  
San Francisco, California  
94105

## Meeting Agenda - Final

### ABAG General Assembly

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Friday, June 25, 2021

9:00 AM

Yerba Buena - 1st Floor

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#### Webinar

**Association of Bay Area Governments  
General Assembly  
Special Meeting  
Webinar**

The ABAG General Assembly will be meeting on June 25, 2021, 9:00 a.m., in the Bay Area Metro Center (Remotely). In light of Governor Newsom's State of Emergency declaration regarding the COVID-19 outbreak and in accordance with Executive Order N-29-20 issued by Governor Newsom on March 17, 2020 and the Guidance for Gatherings issued by the California Department of Public Health, the meeting will be conducted via webcast, teleconference, and Zoom for committee, commission, or board members who will participate in the meeting from individual remote locations.

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://abag.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/89188527255>

Or One tap mobile :

US: +16699006833,,89188527255# or +14086380968,,89188527255#

Or Telephone:

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

US: +1 669 900 6833 or +1 408 638 0968 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923 or 833 548 0282 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free)

Webinar ID: 891 8852 7255

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".

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](mailto: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 ABAG General Assembly may act on any item on the agenda.

The meeting is scheduled to begin at 9:00 a.m.

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

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

The Webinar is part of the special ABAG General Assembly meeting. The complete agenda for the special ABAG General Assembly meeting is available at: <https://abag.ca.gov/meetings>

## 1. Call to Order / Roll Call / Confirm Quorum

## 2. Public Comment

*Information*

## 3. Value of Regional Partnerships

### 3.a. [21-0855](#) Welcome and Introduction

**Action:** Informational

**Presenter:** Jesse Arreguin

**Attachments:** [3a 1 RHNA Appeals.pdf](#)  
[3a 2 Consequences of Non-Compliance with Housing Laws.pdf](#)

### 3.b. [21-0849](#) Regional Early Action Program (REAP) and Regional Housing Technical Assistance Program

**Action:** Informational

**Presenter:** Heather Peters

**Attachments:** [3b 1 Regional Housing Technical Assistance.pdf](#)  
[3b 2 ABAG RHTA Info Sheet\\_wList\\_6-21\\_v9.pdf](#)  
[3b 3 REAP-Housing TA Funding per Jurisdiction.pdf](#)

### 3.c. [21-0850](#) Bay Area Housing Finance Authority (BAHFA) and Expanded Regional Housing Portfolio

**Action:** Informational

**Presenter:** Daniel Saver

**Attachments:** [3c BAHFA Presentation.pdf](#)

**3.d. [21-0851](#) Regional Action Plan (RAP) to Address Homelessness**

**Action:** Informational

**Presenter:** Tomiquia Moss

**Attachments:** [3d 1 Regional Action Plan.pdf](#)  
[3d 2 RAP Call to Action.pdf](#)

**4. Panel Discussion and Question and Answer Session****4.a. [21-0852](#) Panel Discussion**

**Action:** Informational

**Presenter:** Jesse Arreguin, Heather Peters, Daniel Saver, Tomiquia Moss

**4.b. [21-0853](#) Question and Answer Session with ABAG Delegates**

**Action:** Informational

**Presenter:** Jesse Arreguin

**5. Local Government Services (LGS) Programs****5.a. [21-0854](#) Brief Summary of Local Government Services (LGS) Programs: POWER, BayREN, San Francisco Estuary Partnership, Advancing California Finance Authority, and Regional Trails**

**Action:** Informational

**Presenter:** Brad Paul

**Attachments:** [5a LGS Presentation.pdf](#)

**6. Adjournment / Next Meeting**

*The next Webinar of the ABAG General Assembly will be announced.*

**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](http://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.

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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 #:** 21-0855      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Informational  
**File created:** 5/24/2021      **In control:** ABAG General Assembly  
**On agenda:** 6/25/2021      **Final action:**  
**Title:** Welcome and Introduction  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [3a 1 RHNA Appeals.pdf](#)  
[3a 2 Consequences of Non-Compliance with Housing Laws.pdf](#)

Date	Ver.	Action By	Action	Result
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Welcome and Introduction

Jesse Arreguin

Informational

## Key Milestones & Timeline:

# RHNA Appeals Process Overview

- **Who can file an appeal?** A jurisdiction or HCD can appeal a jurisdiction's Draft RHNA Allocation.
  - A jurisdiction can appeal its own allocation and/or another jurisdiction's allocation.
  - A jurisdiction that is the subject of an appeal filed by another jurisdiction/HCD will have the opportunity to challenge the appeal at the appeal public hearing.
- **What are the major steps in the appeals process?**



## Key Milestones & Timeline:

# What is the Anticipated Appeals Schedule?

Late May	Following action by ABAG Executive Board, ABAG notifies jurisdictions/HCD about adoption of Final RHNA Methodology and Draft Allocations.
Early July	Deadline for jurisdictions/HCD to submit appeals to ABAG; ABAG notifies jurisdictions/HCD about appeals submitted.
End of August	Deadline for jurisdictions/HCD to comment on appeals submitted; ABAG notifies jurisdictions/HCD about comments received.
September and/or October	ABAG Administrative Committee conducts public hearing to consider appeals and comments received; ABAG notifies jurisdictions 21 days prior to hearing.
October or November	ABAG ratifies written final determination on each appeal and issues Final RHNA Allocations that include adjustments resulting from successful appeals.
November or December	ABAG Executive Board conducts public hearing to adopt Final RHNA Plan.

## Filing an Appeal:

# What are the Allowable Reasons for an Appeal?

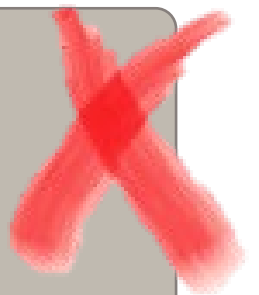


An appeal can be filed only if:

1. ABAG failed to adequately consider information submitted in the local jurisdiction survey.
2. ABAG did not determine the jurisdiction's allocation in accordance with its adopted methodology and in a manner that furthers, and does not undermine, the RHNA objectives.
3. A significant and unforeseen change in circumstances has occurred in the local jurisdiction or jurisdictions that merits revision of information submitted as part of the local jurisdiction survey.  
*Appeals on this basis shall only be made by the jurisdiction or jurisdictions where the change in circumstances has occurred.*

By law, appeals cannot be based on:

- Any local ordinance, policy, voter-approved measure or standard limiting residential development.
- Underproduction of housing from the last RHNA cycle.
- Stable population numbers in a jurisdiction.



## Considering Appeals: What Have Other COGs Experienced?

### Sacramento Region (SACOG) — 2020

- Zero appeals

### San Diego Region (SANDAG) — 2020

- 4 appeals
- 1 partially upheld (affecting 135 units)
- Public hearing conducted in one day

### Los Angeles Region (SCAG) — 2021

- 48 appeals
- 2 partially upheld (affecting 3,132 units)
- 46 hours of hearings held on 8 days, plus final meeting for ratifying decisions

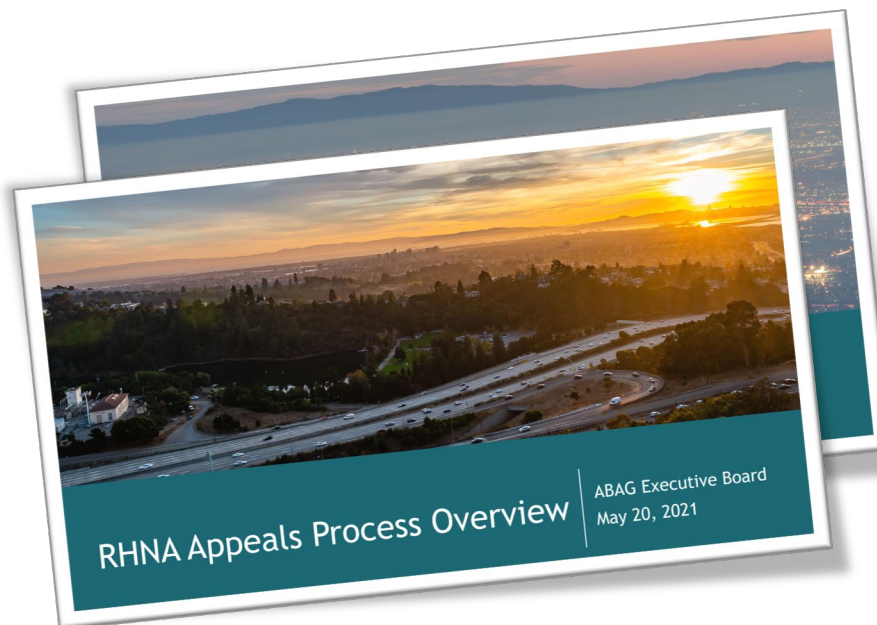
### ABAG — 2013 (*prior cycle*)

- 8 appeals
- 3 upheld (affecting 674 units)
- Public hearing conducted in one day

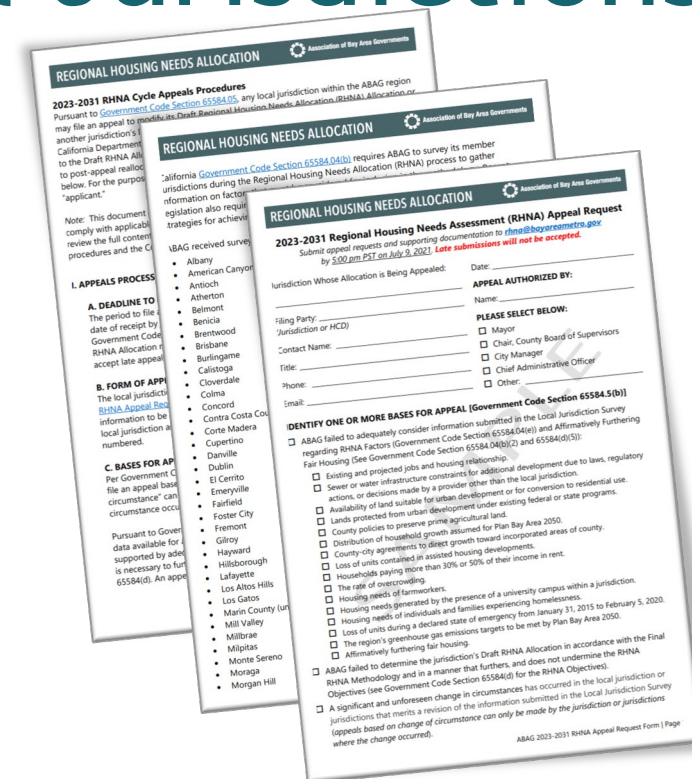
## Moving Forward: RHNA Appeals Resources for Local Jurisdictions



**Draft RHNA Plan:**  
Final Methodology &  
Draft Allocations



**Presentations:**  
Appeals Process Overview (May 2021) +  
City Council Template for Appeals Item



**Guidelines & Materials:**  
Process Guidelines, Appeals  
Form Template, and Local  
Jurisdiction Surveys

All of these resources can be found on:

<https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation/2023-2031-rhna-appeals-process>



# Growing List of Penalties for Local Governments Failing to Meet State Housing Law



*California's Housing and Community Development (HCD) department in April 2021 issued guidance to cities and counties about the consequences of falling short in adopting or otherwise complying with previously adopted housing elements.*

HCD noted that, under legislation enacted in recent years, it is authorized “to review any action or failure to act by a local government (that it finds) inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government’s actions do not comply with state law.” And because housing elements are a mandatory part of a city or county’s General Plan, a noncompliant housing element could also impact its General Plan, potentially invalidating it as well. Localities in this situation are subject to a range of penalties or consequences, including:

**Legal Suits and Attorney Fees:** Local governments with noncompliant housing elements are vulnerable to litigation from housing rights’ organization, developers, and HCD. If a jurisdiction faces a court action stemming from its lack of compliance and either loses or settles the case, it often must pay substantial attorney fees to the plaintiff’s attorneys in addition to the fees paid to its own attorneys. Potential consequences of lawsuits include: mandatory compliance within 120 days, suspension of local control on building matters, and court approval of housing developments.

**Loss of Permitting Authority:** Courts have authority to take local government residential and nonresidential permit authority to bring the jurisdiction’s General Plan and housing element into substantial compliance with State law. The court may suspend the locality’s authority to issue building permits or grant zoning changes, variances, or subdivision map approvals – giving local governments a strong incentive to bring their housing element into compliance.

**Financial Penalties:** Local governments are subject to court-issued judgements directing jurisdictions to bring a housing element into substantial compliance with state housing element law. If a jurisdiction’s housing element continues to be found out of compliance, courts can fine jurisdictions up to \$100,000 per month, and if they are not paid, multiply that by a factor of six.

**Court Receivership:** Courts may appoint an agent with all powers necessary to remedy identified housing element deficiencies and bring the jurisdiction’s housing element into substantial compliance with housing element law.

**Streamlined Ministerial Approval Process:** Proposed developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need are now subject to less rigorous “ministerial” approvals in order to hasten the production of housing and bring a jurisdiction into compliance with its state-determined housing need allocation.

# Housing Laws Figure Prominently in the News

Following are links to a sampling of recent news coverage documenting the risks and challenges faced by cities and counties in the new housing arena:

## State can sue:

- In the face of unprecedented housing crisis, California takes action to hold cities accountable for standing in the way of housing <https://www.gov.ca.gov/2019/01/25/housing-accountability/>
- Huntington Beach loses housing case with state of California <https://web.archive.org/web/20210203030515/https://www.latimes.com/socal/daily-pilot/news/story/2021-02-02/huntington-beach-loses-housing-case-with-state-of-california>
- State may revoke Encinitas's compliance status with California housing law <https://www.sandiegouniontribune.com/communities/north-county/encinitas/story/2020-02-14/state-revokes-encinitas-compliance-status-with-california-housing-law>
- Under pressure from state, Simi reverses opposition to proposed 278-unit apartment complex <https://www.vcstar.com/story/news/local/communities/simi-valley/2020/02/08/apartments-low-income-housing-simi-valley-california/4679587002/>

## Developers can sue:

- Holland & Knight First in California to Win Lawsuit Under New State Housing Law <https://www.hklaw.com/en/news/pressreleases/2020/05/holland-knight-first-in-california-to-win-lawsuit-new-housing-law>
- Developer Sues Millbrae Over Proposed Housing at Historic El Rancho Inn <https://sanfrancisco.cbslocal.com/2021/06/03/developer-sues-millbrae-over-proposed-housing-at-historic-el-rancho-inn/>

## Third parties can sue:

- Controversial Vallco project can continue under SB 35, judge rules <https://sanjosespotlight.com/controversial-vallco-project-can-continue-under-sb-35-judge-rules/>
- City of Coronado sued over failing to comply with state law allowing expedited approval for accessory dwelling units <https://www.sandiegouniontribune.com/business/story/2021-01-21/coronado-sued-over-allegedly-denying-granny-flats>
- Los Altos drops appeal to court-approved housing development <https://www.mv-voice.com/news/2020/09/08/los-altos-drops-appeal-to-block-five-story-downtown-housing-project>
- City Takes Step That Could Expand Housing on the Westside <https://www.sfpublishpress.org/city-takes-step-that-could-expand-housing-on-the-westside/>

## Individuals can sue:

- Clovis loses legal challenge, will be forced to zone and plan for low-income housing <https://www.fresnobee.com/news/local/article251227789.html>



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**Conversely, an HCD-certified housing element brings with it eligibility for numerous state and regional funding sources, including:**

- Permanent Local Housing Allocation
- Affordable Housing and Sustainable Communities Grants
- SB 1 Planning Grants
- CalHOME Program Grants
- Infill Infrastructure Grants
- Pro-Housing Design funding
- Local Housing Trust Funds
- Regional Transportation Funds (such as MTC's OneBayArea Grants)





# Metropolitan Transportation Commission

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**File #:** 21-0849      **Version:** 1      **Name:**

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**Title:** Regional Early Action Program (REAP) and Regional Housing Technical Assistance Program

**Sponsors:**

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**Attachments:** [3b 1 Regional Housng Technical Assistance.pdf](#)  
[3b 2 ABAG RHTA Info Sheet wList 6-21 v9.pdf](#)  
[3b 3 REAP-Housing TA Funding per Jurisdiction.pdf](#)

Date	Ver.	Action By	Action	Result
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Regional Early Action Program (REAP) and Regional Housing Technical Assistance Program

Heather Peters

Informational



Association of Bay Area Governments



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# Regional Housing Technical Assistance Program



# Program Goal

Assist Bay Area jurisdictions





# REGIONAL HOUSING TA Value Add



Establish Safe Harbors



Achieve Cost Savings



Standardize Data Regionally



Create Common Products Once



Peer-to-Peer Collaboration

# Housing Technical Assistance – Detail



## Collaboratives

- County-based, staffed by paid coordinators
- Facilitate ongoing housing technical assistance



## Peer Cohorts

- Similar Communities
- Small agricultural towns, fire risk

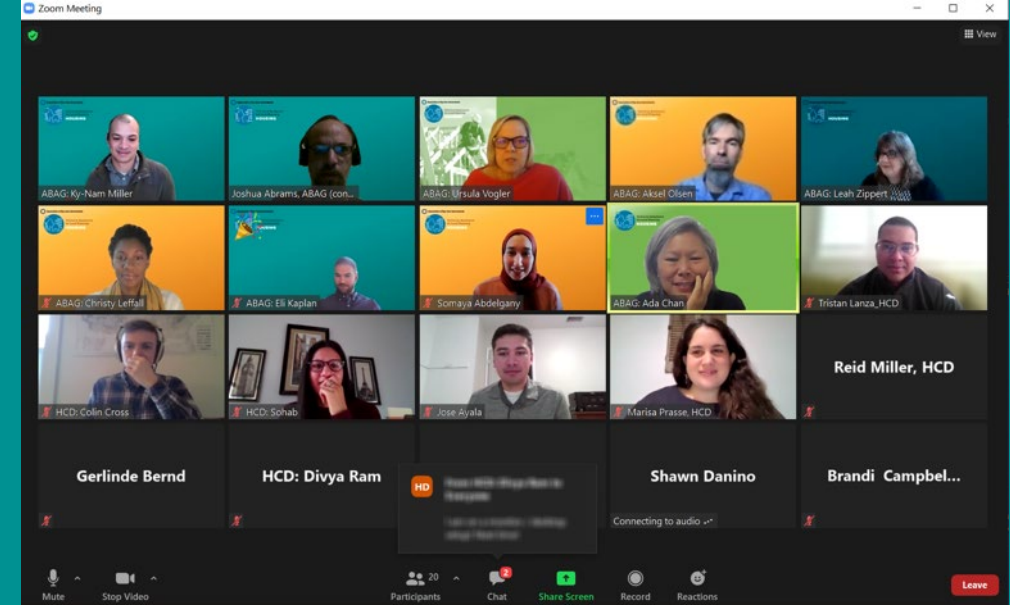


## Workgroups

- Short-term sessions on specific housing strategies

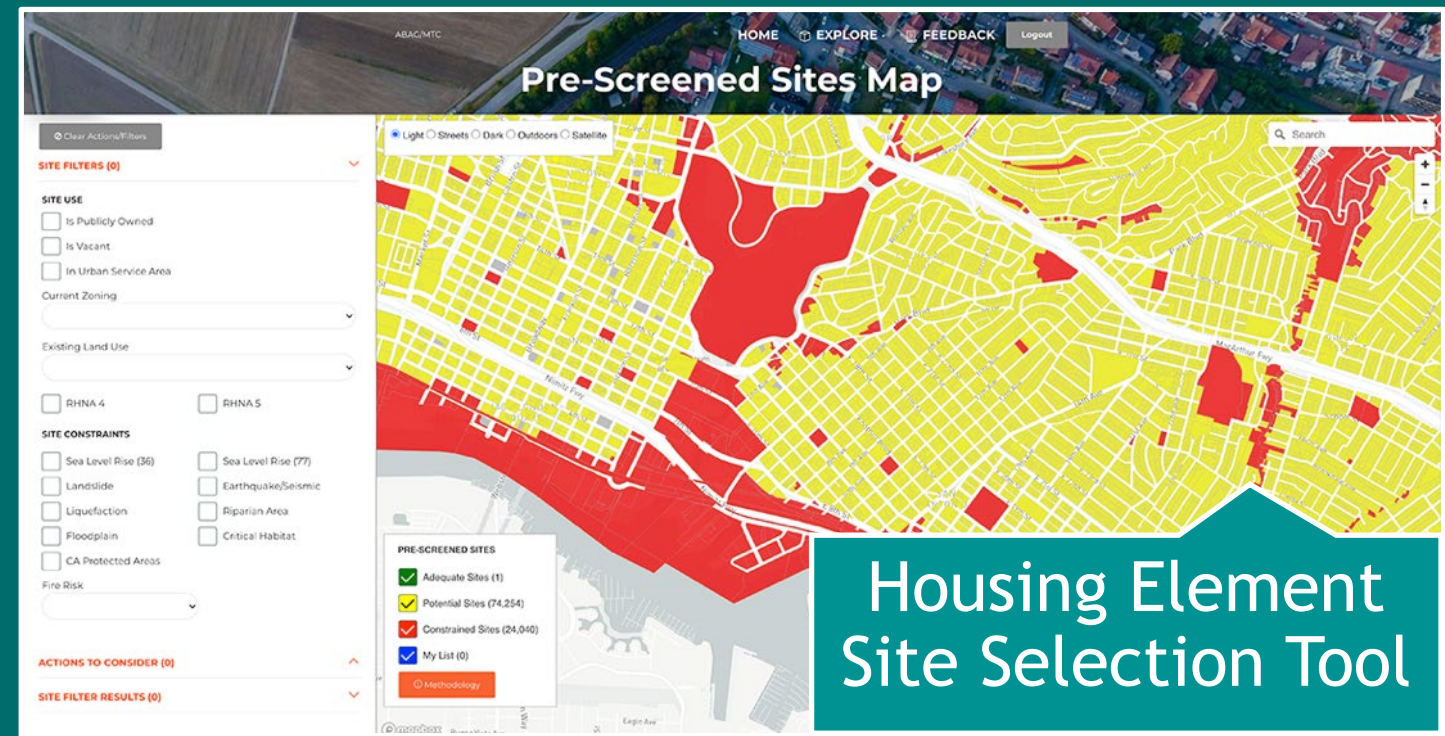


# Housing Element Webinar Series

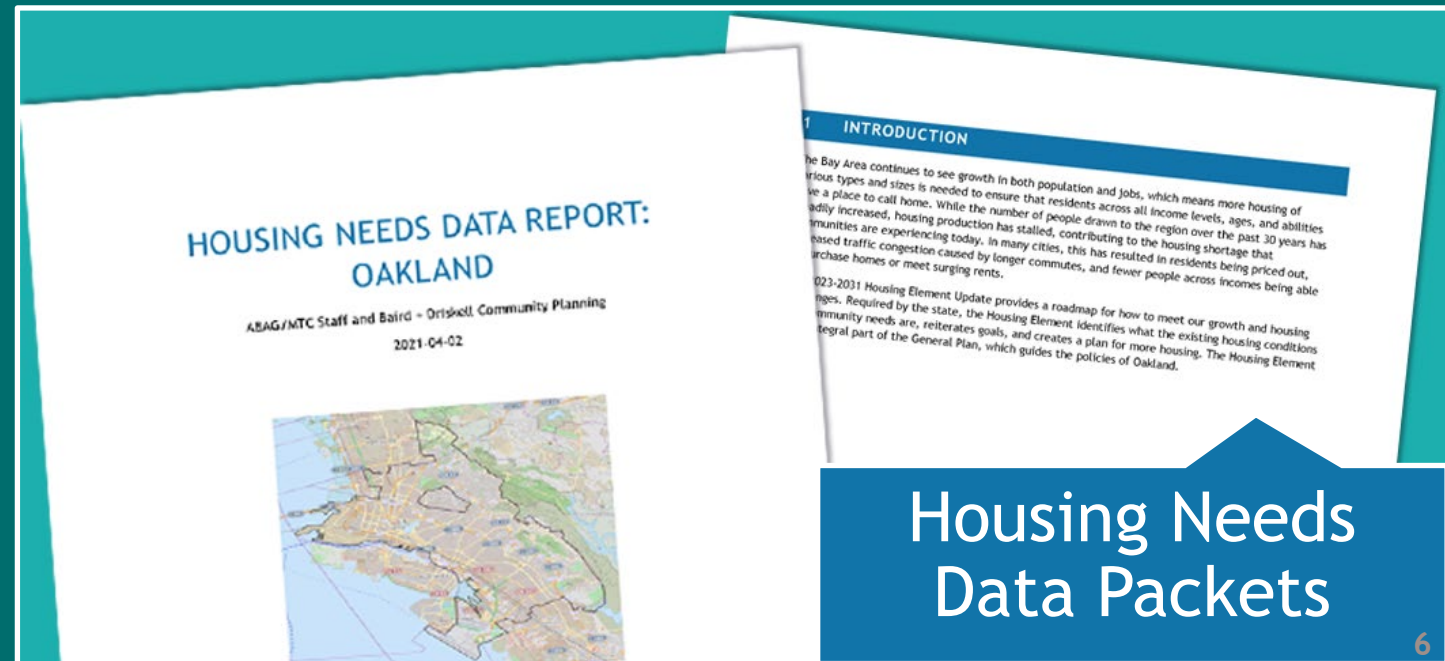


- Ten-part training series for local planning and housing staff working on updates
- Focused on essential information
- Available on Regional Housing Technical Assistance website

# Regional Housing Data Tools



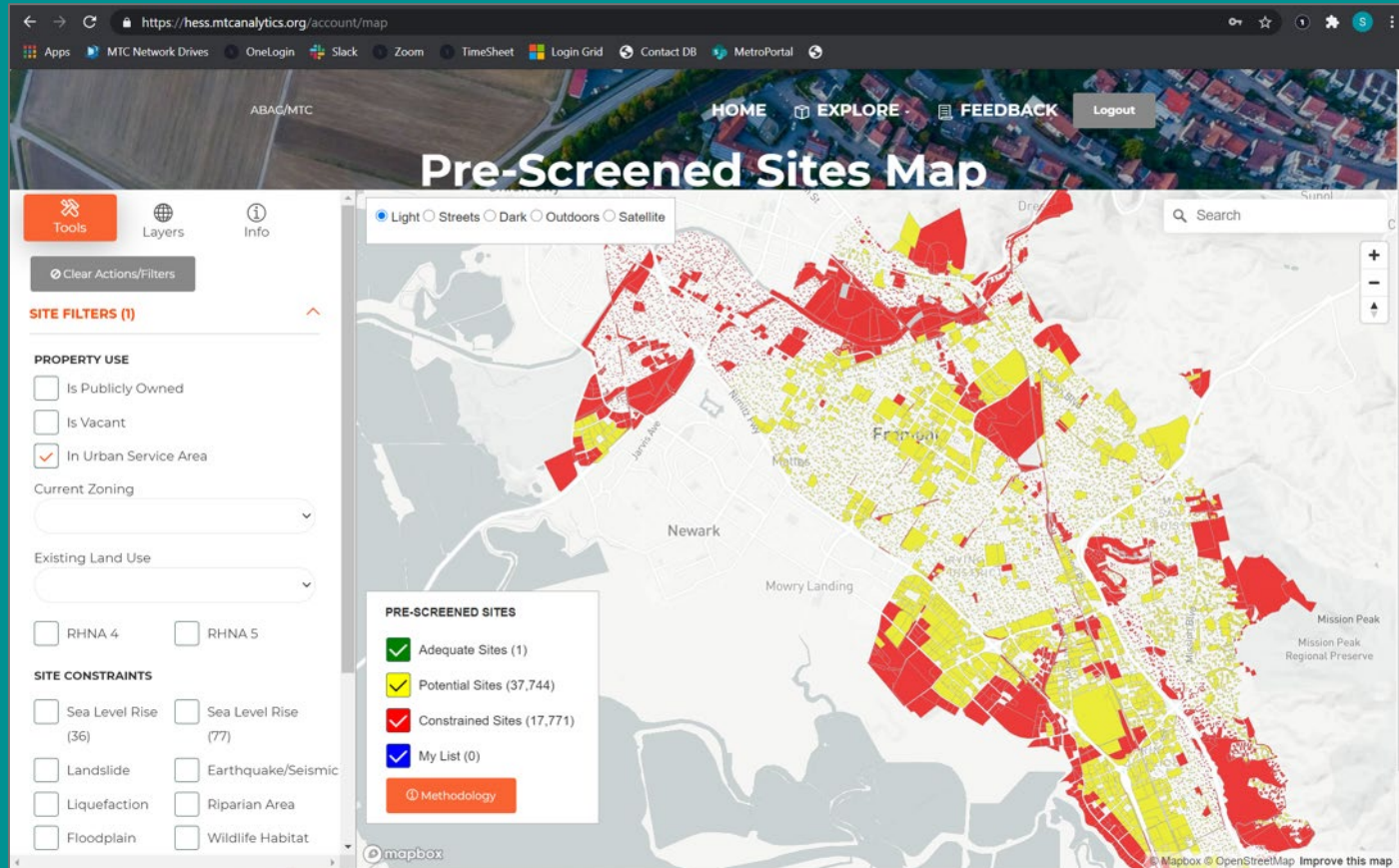
## Housing Element Site Selection Tool



## Housing Needs Data Packets



# Housing Element Site Selection Tool



- Mapping tool for local governments
- Categorizes sites based on required analysis or rezoning
- Screens out environmentally constrained sites
- Allows local staff to edit underlying land use data



# Regional Housing Data Packets

Offers materials for each jurisdiction

- Word Document with contextual narrative
- Excel Workbook with raw data, editable figures, and source notes

Pre-reviewed by HCD for consistency



Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Oakland	372242	381428	399566	410189	390724	419571	433697
Alameda County	1276702	1344157	1443939	1498963	1510271	1613528	1670834
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Universe: Total population  
Source: California Department of Finance, E-5 series  
For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

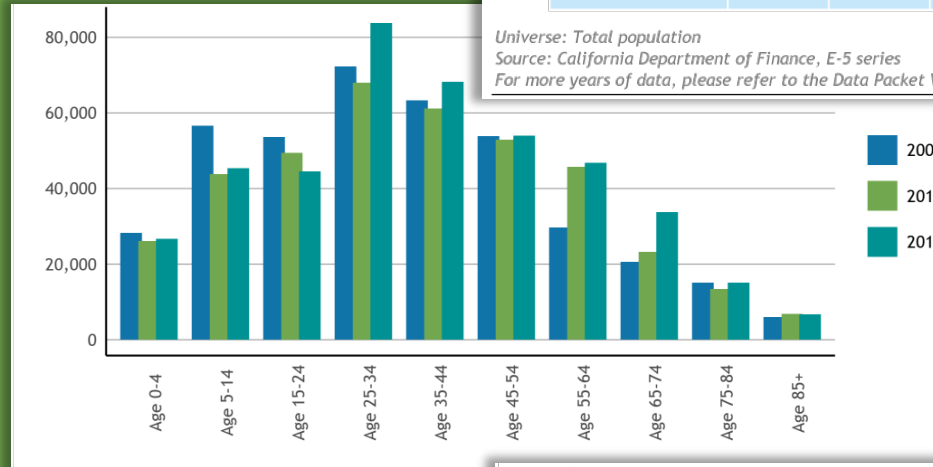


Figure 2: Population by Age, 2000-2019

Universe: Total population  
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001  
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

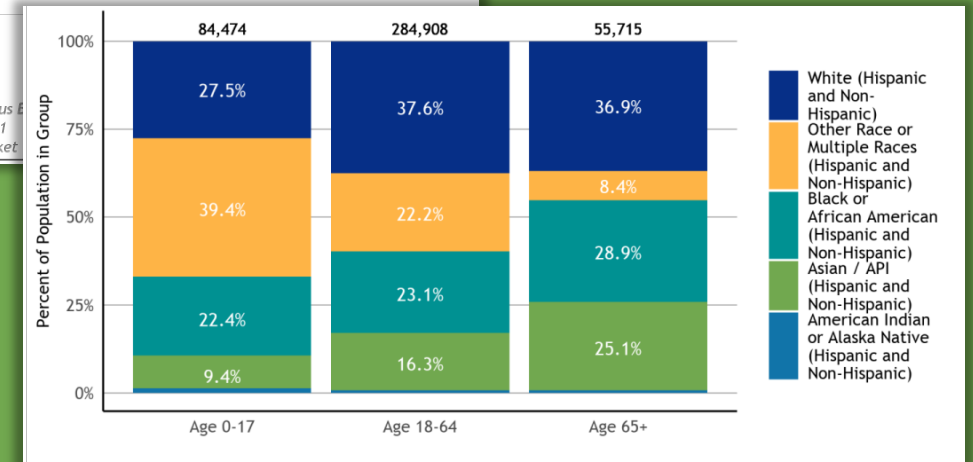
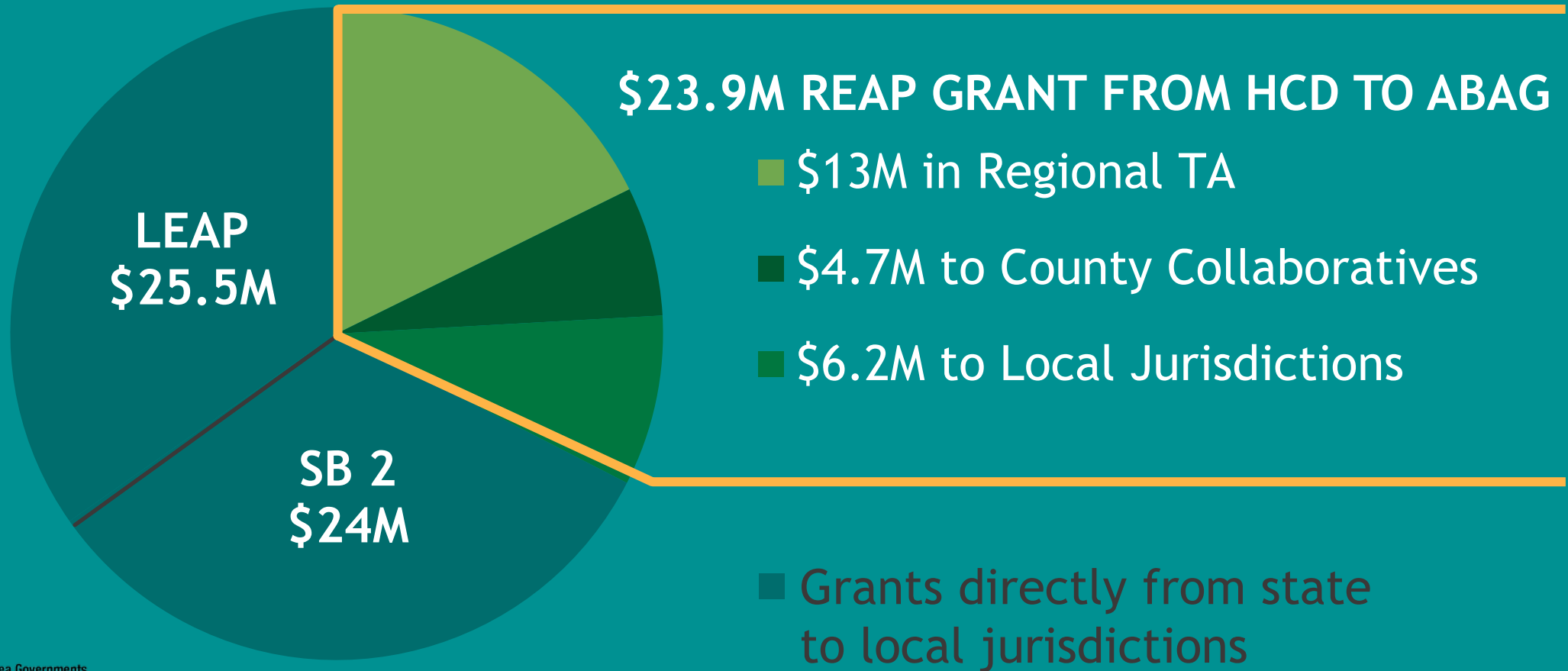


Figure 3: Senior and Youth Population by Race

Universe: Total population  
Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.  
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)  
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

# Local REAP Grants



# Regional Consulting Bench

- Comprehensive Planning
- Housing Policy & Planning
- Process Improvements
- Temporary Staffing for Local Governments
- Engagement & Outreach

## Planning



- Transportation Policy & Implementation
- Transportation Program Development & Administration

## Transportation and Housing



- Grant Writing
- Legal Counsel
- Environment & Resilience
- Economic & Real Estate Analysis


## Miscellaneous Resources






# Online Marketplace

Find Relevant Vendors




### LeSar Development Consultants


System Change Strategies for Housing, Affordability and...




**LeSar Development Consultants**


LeSar Development Consultants is led by an experienced senior staff of proven industry professionals. Founded by Jenn...

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### Mithun, Inc.




Mithun Expands Seattle Practice Mithun expands higher education, civic and design-build expertise with the addition o...




### PlaceWorks, Inc.



Based in California, PlaceWorks is one of the premier planning, design and environmental firms in the U.S. The firm's



### Land Econ Group



Land Econ Group's primary services include real estate market analysis, financial feasibility evaluation, fiscal impa...

# Tools and Resources for Community Conversations on Housing



Communications to Advance  
Housing Policies



Community Engagement: Best  
Practices & Implementation



Direct Support for  
Local Engagement





Association of Bay Area Governments



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# Thank You.

For more information:

Visit the [Regional Housing TA website](#)

Contact:

Heather Peters, Project Manager

[hpeters@bayareametro.gov](mailto:hpeters@bayareametro.gov)

or [HousingTA@bayareametro.gov](mailto:HousingTA@bayareametro.gov)





# ABAG Helps Cities, Counties Meet New State Housing Mandates

After enacting ambitious new laws directing cities and counties to step up housing approvals, the California Legislature and Governor included funding in the FY 2019-20 State Budget to help local governments update their housing policies. Seizing this opportunity, and using a one-time, \$24 million state grant, ABAG in late 2020 launched its new Regional Housing Technical Assistance (RHTA) program. ABAG's program serves as a bridge between state regulators and local governments responsible for land use policies. Available through 2023, the RHTA program already is strengthening relationships between the state, the region and its 109 local jurisdictions, while advancing an integrated, comprehensive approach to solving the Bay Area's critical housing shortage. Highlights follow.

## Regional Planning Bench Streamlines Consultant Assistance

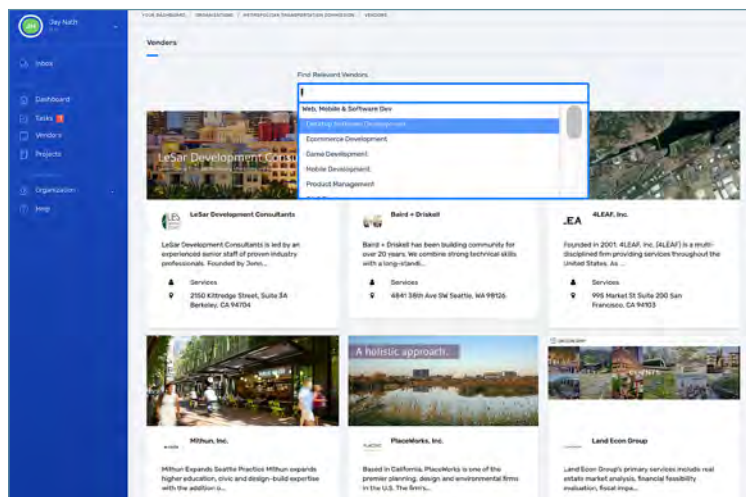
ABAG recently approved an innovative Regional "Consulting Bench" of experts to augment local staff. All Bay Area cities, towns and counties can use the bench to hire consultants directly, or opt to have ABAG administer contracts on their behalf. A labor-saving online tool from City Innovate allows jurisdictions to receive bids, and then easily compare consultants' rates and qualifications. The bench will free local staff time from the tedium of contract administration to prioritize community engagement, policy development and rezoning.



Station Center Apartments, Union City  
Photo: ©Bruce Damonte, courtesy of Mid-Penninsula Housing

## Housing Equity

ABAG adopted an Equity Platform to guide its work, which will include technical assistance to local governments to meet state and federal requirements to affirmatively further fair housing. RHTA funds are supporting pioneering research between ABAG and a team at UC Merced studying historical land use policies, such as redlining maps and racially restrictive housing covenants that contributed to current patterns of racial segregation. ABAG also aims to leverage Opportunity Maps created by the State Tax Credit Allocation Committee to assess a community's fair housing issues.



RHTA's City Innovate online platform speeds consultant hiring

## ■ Regional Data Tools Save Time and Money

ABAG is providing local governments with access to two online tools estimated to save Bay Area local governments some \$3.3 million and significant staff hours. These tools also ease the administrative burden on the state, as Housing and Community Development (HCD) Department staff have pre-screened the tools, thus streamlining their regulatory compliance reviews.

- **The Housing Element Site Selection “HESS” Tool** identifies potential sites in all Bay Area cities and counties for Housing Element site inventories, and flags those that will likely require rezoning to be used under new state laws. By leveraging a variety of datasets, HESS allows planners to visualize and screen sites based on HCD’s minimum zoning and density requirements, natural hazards, proximity to transit, access to opportunity, and much more. It also automatically populates sections of



ABAG's HESS tool facilitates housing site selection

HCD’s new reporting form. The tool is being further enhanced this year with data related to promoting fair housing policies.

- **Housing Element Data Packets** – ABAG staff compiled editable data packets for all 109 Bay Area jurisdictions, which contain tables, figures, and accompanying text for over 60 data points that can be placed directly into the Housing Needs section of each jurisdiction’s Housing Element.

## ■ Tailoring Pro-Housing Technical Assistance via County Planning Collaboratives

Recognizing that a top-down approach to the historically local issue of housing will be counter-productive, ABAG has granted nearly \$5 million in RHTA funding to Bay Area counties to support Planning Collaboratives to spark a culture of innovation via peer-to-peer learning, sharing of best practices and lessons learned. Localities in each county can pool resources to hire consultants, share research, and jointly produce templates for staff reports, graphics, and presentations. ABAG also will sponsor Peer Cohorts for jurisdictions sharing similar planning challenges, such as agricultural towns that need to plan for farm labor housing, or areas facing high risk of wildfire or sea-level rise. RHTA also will support regional working groups looking at policies to reduce the amount of driving.

## ■ Regional Support for Civic Engagement

Public participation in housing decisions is key to solving the region’s housing crisis. ABAG has allocated nearly \$2 million in RHTA funds to support local planners and policy makers as they engage their communities around the Housing Element and related implementation.

On-call language translations and communications help will be offered, and ABAG’s website is being updated to include supporting materials, research-based messaging guidance, online platforms, and best practices in engagement outside of traditional public meetings. The site also will include templates for fact sheets, presentations, display boards, etc., creating efficiencies while allowing for tailoring to reflect local issues.

## ■ Online Training

Recognizing that cities and counties face major new challenges in the housing policy arena, ABAG staff is partnering with nonprofits, HCD and other agencies to offer an online training series for local planning and housing staff. Sessions began in February and will continue through August 2021. Training for locally elected officials will be offered in the fall. Topics include everything from Housing Elements 101 and using the site selection tool to best practices for remote public engagement. All sessions are recorded and viewable on ABAG’s website.

## ■ For More Information:

**Email:** [housingta@bayareametro.gov](mailto:housingta@bayareametro.gov)

**Visit:** <http://bit.ly/HousingTA>



# Regional Housing Technical Assistance Program: Links and Contact Information

ABAG has launched the Regional Housing Technical Assistance (RHTA) program to support local jurisdictions in adopting compliant Housing Elements and increasing housing opportunities in their communities. This document provides links and contact information for each of the core program components:

■ **Civic Engagement:** ABAG has allocated nearly \$2 million in REAP funds to support local planners and policy makers as they engage their communities around the Housing Element and related implementation, including on-call translation and communications support, guidance on messaging and engagement, and templates.

## Related Links:

- "What is a Housing Element?" Briefer Template
- Housing Element Timeline Template

## Webinar Recordings:

- 4/27 Housing Element Webinar: How to Talk About Housing - Data-Driven Lessons on Housing Communications that Work and Those that Backfire
- 5/25 Housing Element Webinar: Engage How To! Introduction to Remote Meeting Tools

## Contact:

Leah Zippert  
Public Information Officer  
lzipper@bayareametro.gov  
(415) 820-7995

## ■ County Planning Collaboratives:

ABAG has granted nearly \$5 million in REAP funding to Bay Area counties to support Planning Collaboratives, county-based groups of jurisdictions staffed by a paid coordinator to share technical assistance and facilitate learning for Housing Element updates and related topics.

## Related Links:

- Template Scope of Work for the Planning Collaboratives

## Contact:

Bobby Lu  
Associate Planner  
blu@bayareametro.gov  
(415) 820 7925

■ **Data Tools:** ABAG has developed data tools designed to assist local planning staff with their Housing Element Updates, including the Housing Element Site Selection (HESS) Tool and Housing Needs Data Packets for each of the 109 Bay Area jurisdictions.

## Relevant Links:

- Registration Form to gain access to the HESS Tool
- HESS Tool Homepage, where registered users can log in to access their jurisdiction's account and download editable versions of their Housing Needs Data Packets
- Housing Needs Data Packet PDF and Underlying Data Download for all 109 jurisdictions

## Webinar Recordings:

- 10/29/2020 Planning Innovations Webinar on Regional Data Tools for the Housing Element
- 3/9/2021 Housing Element Webinar on Creating Capacity: Overview of the Sites Inventory
- 3/23 Housing Element Webinar on Using Data Effectively in Housing Element Updates - ABAG's Housing Needs Data Packets and Accessing the US Census

## Contact:

Somaya Abdelgany  
Associate Regional Housing Planner  
sabdalgany@bayareametro.gov  
(415) 778-5217



■ **Housing Equity:** ABAG will include technical assistance to jurisdictions to meet state and federal requirements to affirmatively further fair housing, including guidance on data, outreach, policies, and programs.

**Related Links:**

■ **Video** introducing research in partnership with UC Merced on segregation and land use policies

**Contact:**

Christy Leffall  
Associate Planner  
[cleffall@bayareametro.gov](mailto:cleffall@bayareametro.gov)  
(415) 820-7940

■ **Local Grants:** Using its Regional Early Action Planning (REAP) funds from the state, ABAG is providing over \$5 million in non-competitive grants and \$1 million in competitive grants to local jurisdictions to support their Housing Element updates and related implementation.

**Related Links:**

■ **REAP Grants**

**Contact:**

Heather Peters  
Principal Regional Housing Planner  
[hpeters@bayareametro.gov](mailto:hpeters@bayareametro.gov)  
415-778-6752

■ **Online Training Series:** ABAG is offering a training series for local planning and housing staff focused on Housing Element updates, with sessions on the second and fourth Tuesday of each month from 9:00 a.m. – 11:00 a.m.

**Related Links:**

■ **Housing Element Training Series Webpage**

**Contact:**

Ada Chan  
Associate Planner  
[achan@bayareametro.gov](mailto:achan@bayareametro.gov)  
(415) 820-7958

■ **Peer Cohorts and Topic-Specific**

**Workgroups:** ABAG will fund and staff Peer Cohorts, which are learning communities of similar jurisdictions that meet occasionally to discuss housing topics of shared concern, as well as Topic-specific Workgroups, which are short-term, “deep dive” sessions for jurisdictions working on specific housing issues or adopting similar legislation.

**Contact:**

Somaya Abdelgany  
Associate Regional Housing Planner  
[sabdelgany@bayareametro.gov](mailto:sabdelgany@bayareametro.gov)  
(415) 778-5217

■ **Regional Planning Consulting Bench:**

To save time and money for local jurisdictions, ABAG has assembled a bench of pre-qualified consultants to provide on on-call consulting as needed for a wide range of planning activities.

**Related Links:**

■ **Request for Qualifications** used to seat the Regional Planning Consulting Bench

■ **Frequently Asked Questions** regarding the Regional Planning Consulting Bench

**Contact:**

Grecia Mannah-Ayon  
Assistant Regional Housing Planner  
[gmannah-ayon@bayareametro.gov](mailto:gmannah-ayon@bayareametro.gov)  
(415) 778-7935, or

Heather Peters

Principal Regional Housing Planner  
[hpeters@bayareametro.gov](mailto:hpeters@bayareametro.gov)  
415-778-6752

■ **Resilience:** ABAG has developed products and trainings designed to assist local planning staff with the integration of resilience into their Housing Elements, including drawing connections to the Safety and Environmental Justice (EJ) Elements.

**Related Links:**

■ **Briefer on Integrated Planning – EJ and Safety Element Updates**

■ **Sample Agenda for Integrating Planning**

■ **Safety Element New Requirements**

■ **Status of Resilience and EJ Planning in the Bay Area**

**Webinar Recording**

■ **5/11 Housing Element Webinar: Incorporating Environmental Justice and Safety into your Housing Element**  
(co-hosted by OPR)

**Contact:**

Michael Germeraad  
Associate Planner  
[mgermeraad@bayareametro.gov](mailto:mgermeraad@bayareametro.gov)  
(415) 820-7945

## REAP/Housing Technical Assistance Funding per Jurisdiction

Jurisdiction	County	RHNA Subregion Suballocation (approved 11/19/20)	Planning Collaborative Suballocation (approved 11/19/20)	Minimum Suballocation (approved 11/19/20)	RHNA-Based Supplemental Suballocation (formula approved 11/19/20, RHNA units approved 1/20/21)	5/20/21 Competitive Suballocation Recommendations (\$1M approved on 11/19/20)	TOTALS
Alameda	AC	\$ -	\$ -	\$ 20,000	\$ 38,058	\$ -	\$ 58,058
Alameda County	AC	\$ -	\$ 576,775	\$ 20,000	\$ 33,495	\$ 75,000	\$ 705,270
Albany	AC	\$ -	\$ -	\$ 20,000	\$ 7,919	\$ -	\$ 27,919
American Canyon	NC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Antioch	CCC	\$ -	\$ -	\$ 20,000	\$ 21,439	\$ -	\$ 41,439
Atherton	SMC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Belmont	SMC	\$ -	\$ -	\$ 20,000	\$ 12,688	\$ -	\$ 32,688
Belvedere	MC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Benicia	SOL	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Berkeley	AC	\$ -	\$ -	\$ 20,000	\$ 63,506	\$ 75,000	\$ 158,506
Brentwood	CCC	\$ -	\$ -	\$ 20,000	\$ 10,819	\$ -	\$ 30,819
Brisbane	SMC	\$ -	\$ -	\$ 20,000	\$ 11,288	\$ -	\$ 31,288
Burlingame	SMC	\$ -	\$ -	\$ 20,000	\$ 23,152	\$ -	\$ 43,152
Calistoga	NC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Campbell	SCC	\$ -	\$ -	\$ 20,000	\$ 21,162	\$ -	\$ 41,162
Clayton	CCC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Cloverdale	SON	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Colma	SMC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Concord	CCC	\$ -	\$ -	\$ 20,000	\$ 36,061	\$ 75,000	\$ 131,061
Contra Costa County	CCC	\$ -	\$ 768,975	\$ 20,000	\$ 54,343	\$ -	\$ 843,318
Corte Madera	MC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Cotati	SON	\$ -	\$ -	\$ 20,000	\$ -	\$ 50,000	\$ 70,000
Cupertino	SCC	\$ -	\$ -	\$ 20,000	\$ 32,613	\$ -	\$ 52,613
Daly City	SMC	\$ -	\$ -	\$ 20,000	\$ 34,390	\$ -	\$ 54,390
Danville	CCC	\$ -	\$ -	\$ 20,000	\$ 15,930	\$ -	\$ 35,930
Dixon	SOL	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Dublin	AC	\$ -	\$ -	\$ 20,000	\$ 26,436	\$ -	\$ 46,436
East Palo Alto	SMC	\$ -	\$ -	\$ 20,000	\$ -	\$ 50,000	\$ 70,000
El Cerrito	CCC	\$ -	\$ -	\$ 20,000	\$ 9,888	\$ -	\$ 29,888
Emeryville	AC	\$ -	\$ -	\$ 20,000	\$ 12,902	\$ -	\$ 32,902
Fairfax	MC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Fairfield	SOL	\$ -	\$ -	\$ 20,000	\$ 21,659	\$ -	\$ 41,659
Foster City	SMC	\$ -	\$ -	\$ 20,000	\$ 13,477	\$ -	\$ 33,477
Fremont	AC	\$ -	\$ -	\$ 20,000	\$ 91,677	\$ -	\$ 111,677
Gilroy	SCC	\$ -	\$ -	\$ 20,000	\$ 12,603	\$ -	\$ 32,603
Half Moon Bay	SMC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Hayward	AC	\$ -	\$ -	\$ 20,000	\$ 32,869	\$ -	\$ 52,869
Healdsburg	SON	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Hercules	CCC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Hillsborough	SMC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Lafayette	CCC	\$ -	\$ -	\$ 20,000	\$ 15,027	\$ -	\$ 35,027
Larkspur	MC	\$ -	\$ -	\$ 20,000	\$ -	\$ 75,000	\$ 95,000
Livermore	AC	\$ -	\$ -	\$ 20,000	\$ 32,478	\$ -	\$ 52,478
Los Altos	SCC	\$ -	\$ -	\$ 20,000	\$ 13,918	\$ -	\$ 33,918
Los Altos Hills	SCC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Los Gatos	SCC	\$ -	\$ -	\$ 20,000	\$ 14,167	\$ -	\$ 34,167
Marin County	MC	\$ -	\$ 573,175	\$ 20,000	\$ 25,377	\$ -	\$ 618,552
Martinez	CCC	\$ -	\$ -	\$ 20,000	\$ 9,561	\$ -	\$ 29,561
Menlo Park	SMC	\$ -	\$ -	\$ 20,000	\$ 20,941	\$ -	\$ 40,941
Mill Valley	MC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Millbrae	SMC	\$ -	\$ -	\$ 20,000	\$ 15,631	\$ -	\$ 35,631
Milpitas	SCC	\$ -	\$ -	\$ 20,000	\$ 47,718	\$ 75,000	\$ 142,718

Jurisdiction	County	RHNA Subregion Suballocation (approved 11/19/20)	Planning Collaborative Suballocation (approved 11/19/20)	Minimum Suballocation (approved 11/19/20)	RHNA-Based Supplemental Suballocation (formula approved 11/19/20, RHNA units approved 1/20/21)	5/20/21 Competitive Suballocation Recommendations (\$1M approved on 11/19/20)	TOTALS
Monte Sereno	SCC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Moraga	CCC	\$ -	\$ -	\$ 20,000	\$ 7,947	\$ -	\$ 27,947
Morgan Hill	SCC	\$ -	\$ -	\$ 20,000	\$ 7,371	\$ -	\$ 27,371
Mountain View	SCC	\$ -	\$ -	\$ 20,000	\$ 79,152	\$ -	\$ 99,152
Napa	NC	\$ -	\$ -	\$ 20,000	\$ 13,783	\$ -	\$ 33,783
Napa County (& see Napa/ Sonoma Collaborative)	NC	\$ -	\$ -	\$ 20,000	\$ 7,201	\$ 75,000	\$ 102,201
Napa/Sonoma Collaborative (ABAG to administer funds)	NC & SON	\$ -	\$ 615,175	\$ -	\$ -	\$ -	\$ 615,175
Newark	AC	\$ -	\$ -	\$ 20,000	\$ 13,321	\$ -	\$ 33,321
Novato	MC	\$ -	\$ -	\$ 20,000	\$ 14,856	\$ -	\$ 34,856
Oakland	AC	\$ -	\$ -	\$ 20,000	\$ 186,609	\$ 75,000	\$ 281,609
Oakley	CCC	\$ -	\$ -	\$ 20,000	\$ 7,521	\$ -	\$ 27,521
Orinda	CCC	\$ -	\$ -	\$ 20,000	\$ 9,660	\$ 75,000	\$ 104,660
Pacifica	SMC	\$ -	\$ -	\$ 20,000	\$ 13,449	\$ -	\$ 33,449
Palo Alto	SCC	\$ -	\$ -	\$ 20,000	\$ 43,262	\$ -	\$ 63,262
Petaluma	SON	\$ -	\$ -	\$ 20,000	\$ 13,577	\$ -	\$ 33,577
Piedmont	AC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Pinole	CCC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Pittsburg	CCC	\$ -	\$ -	\$ 20,000	\$ 14,338	\$ -	\$ 34,338
Pleasant Hill	CCC	\$ -	\$ -	\$ 20,000	\$ 12,809	\$ -	\$ 32,809
Pleasanton	AC	\$ -	\$ -	\$ 20,000	\$ 42,401	\$ -	\$ 62,401
Portola Valley	SMC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Redwood City	SMC	\$ -	\$ -	\$ 20,000	\$ 32,613	\$ -	\$ 52,613
Richmond	CCC	\$ -	\$ -	\$ 20,000	\$ 25,690	\$ -	\$ 45,690
Rio Vista	SOL	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Rohnert Park	SON	\$ -	\$ -	\$ 20,000	\$ 11,231	\$ -	\$ 31,231
Ross	MC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
San Anselmo	MC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
San Bruno	SMC	\$ -	\$ -	\$ 20,000	\$ 22,498	\$ -	\$ 42,498
San Carlos	SMC	\$ -	\$ -	\$ 20,000	\$ 19,441	\$ -	\$ 39,441
San Francisco	CCSF	\$ -	\$ 150,175	\$ 20,000	\$ 583,362	\$ 75,000	\$ 828,537
San Jose	SCC	\$ -	\$ -	\$ 20,000	\$ 442,154	\$ -	\$ 462,154
San Leandro	AC	\$ -	\$ -	\$ 20,000	\$ 27,403	\$ -	\$ 47,403
San Mateo	SMC	\$ -	\$ -	\$ 20,000	\$ 49,865	\$ -	\$ 69,865
San Mateo County	SMC	\$ -	\$ -	\$ 20,000	\$ 20,138	\$ -	\$ 40,138
San Mateo County Department of Housing (as designee of San Mateo County)	SMC	\$ -	\$ 807,375	\$ -	\$ -	\$ -	\$ 807,375
San Pablo	CCC	\$ -	\$ -	\$ 20,000	\$ -	\$ 75,000	\$ 95,000
San Rafael	MC	\$ -	\$ -	\$ 20,000	\$ 22,889	\$ 75,000	\$ 117,889
San Ramon	CCC	\$ -	\$ -	\$ 20,000	\$ 36,331	\$ -	\$ 56,331
Santa Clara	SCC	\$ -	\$ -	\$ 20,000	\$ 82,684	\$ -	\$ 102,684
Santa Clara County	SCC	\$ -	\$ 615,175	\$ 20,000	\$ 22,221	\$ 75,000	\$ 732,396

Jurisdiction	County	RHNA Subregion Suballocation (approved 11/19/20)	Planning Collaborative Suballocation (approved 11/19/20)	Minimum Suballocation (approved 11/19/20)	RHNA-Based Supplemental Suballocation (formula approved 11/19/20, RHNA units approved 1/20/21)	5/20/21 Competitive Suballocation Recommendations (\$1M approved on 11/19/20)	TOTALS
Santa Rosa	SON	\$ -	\$ -	\$ 20,000	\$ 33,310	\$ -	\$ 53,310
Saratoga	SCC	\$ -	\$ -	\$ 20,000	\$ 12,170	\$ -	\$ 32,170
Sausalito	MC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Sebastopol	SON	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Solano County	SOL	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Solano Transportation Authority (STA) (as designee of Solano County)	SOL	\$ 20,000	\$ 573,175	\$ -	\$ -	\$ -	\$ 593,175
Sonoma	SON	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Sonoma County (& see Napa/ Sonoma Collaborative)	SON	\$ -	\$ -	\$ 20,000	\$ 27,588	\$ -	\$ 47,588
South San Francisco	SMC	\$ -	\$ -	\$ 20,000	\$ 28,128	\$ -	\$ 48,128
St. Helena	NC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Suisun City	SOL	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Sunnyvale	SCC	\$ -	\$ -	\$ 20,000	\$ 85,059	\$ -	\$ 105,059
Tiburon	MC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Union City	AC	\$ -	\$ -	\$ 20,000	\$ 19,392	\$ -	\$ 39,392
Vacaville	SOL	\$ -	\$ -	\$ 20,000	\$ 13,236	\$ -	\$ 33,236
Vallejo	SOL	\$ -	\$ -	\$ 20,000	\$ 20,884	\$ -	\$ 40,884
Walnut Creek	CCC	\$ -	\$ -	\$ 20,000	\$ 41,264	\$ -	\$ 61,264
Windsor	SON	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Woodside	SMC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Yountville	NC	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
	<b>TOTALS:</b>	<b>\$ 20,000</b>	<b>\$ 4,680,000</b>	<b>\$ 2,180,000</b>	<b>\$ 3,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 10,880,000</b>



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

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**File #:** 21-0850      **Version:** 1      **Name:**

**Type:** Report      **Status:** Informational

**File created:** 5/24/2021      **In control:** ABAG General Assembly

**On agenda:** 6/25/2021      **Final action:**

**Title:** Bay Area Housing Finance Authority (BAHFA) and Expanded Regional Housing Portfolio

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [3c BAHFA Presentation.pdf](#)

Date	Ver.	Action By	Action	Result
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Bay Area Housing Finance Authority (BAHFA) and Expanded Regional Housing Portfolio

Daniel Saver

Informational





# Bay Area Housing Finance Authority & Expanded Regional Housing Portfolio

**ABAG General Assembly**

June 25, 2021



# Background & Context

- **November 2020 regional housing revenue measure postponed due to COVID**
- **Pivot to incrementally expand housing portfolios of BAHFA/MTC and ABAG within resource-constrained environment.**
- **Build upon emerging regional housing programs, as well as external partnerships**
  - e.g., ABAG's Regional Housing Technical Assistance Program and All Home's Regional Impact Council
- **Phased Approach**
  - **Phase 1:** Research and Planning
  - **Phase 2:** Early-Stage Pilot Activities
  - **Phase 3:** Build Upon Early Successes and Achieve Scale

# Phase 1: Business Plan

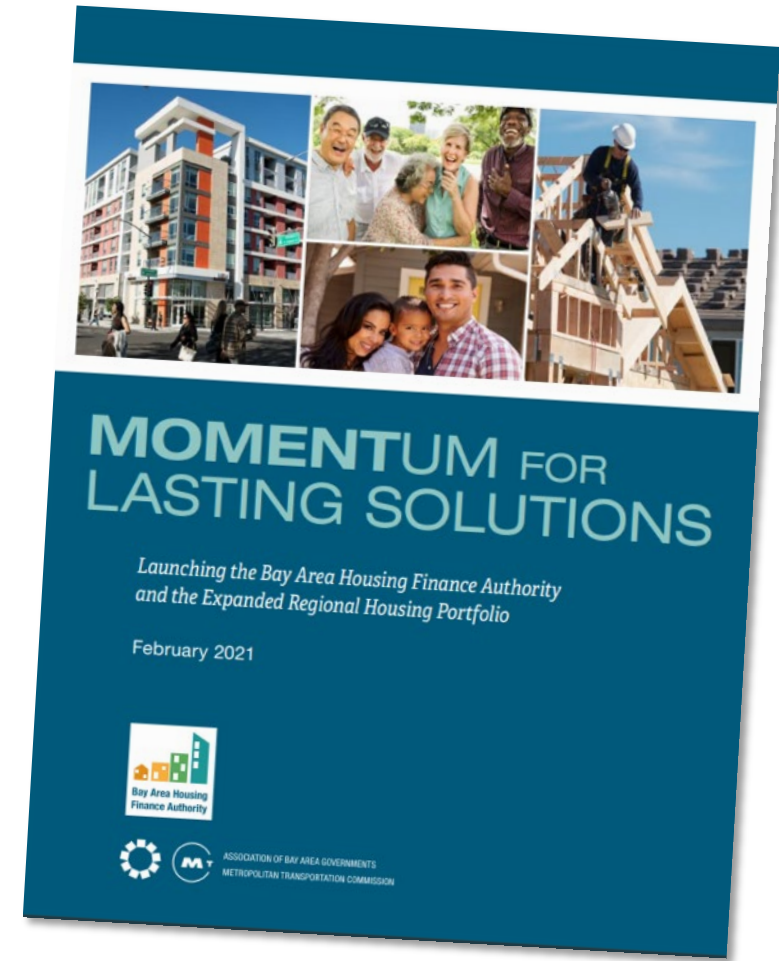
**In February, staff released a Request for Proposals (RFP) to develop a Business Plan for the Expanded Regional Housing Portfolio & BAHFA to tackle the Bay Area's housing challenges at scale and begin to deliver on bold regional housing outcomes.**

Specifically, the RPF seeks assistance to:

- Articulate and integrate a strategic, equity-focused framework and corresponding measurable outcomes
- Identify and design innovative funding and financing tools
- Design effective structure and operations for the Expanded Regional Housing Portfolio and BAHFA

# Phase 1: Research & Planning

- Research and stakeholder engagement to identify value-add, near-term opportunities
- Culminated in publication of Concept Paper in Feb. 2021
  - Serves a roadmap to launch BAHFA activities prior to significant capital funding (including 5 pilots)
- Seeks to inspire partnerships and investment to launch new activities



# Phase 1: Funding Plan

- 1. Seek \$18.5 million one-time State budget appropriation:**
  - Fund 5 pilot projects across the 3Ps
  - Enhance longer-term BAHFA Business Plan
  - \$5M capital funding for regional preservation pilot program
- 2. Seek additional funds through partnerships with philanthropic and corporate sectors**

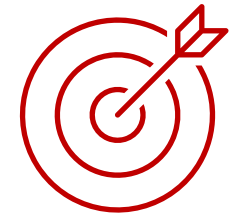




# Transition to Phase 2: Goals

As BAHFA seeks to strengthen regional 3Ps capacity, new activities will be guided by three intermediate goals:

1. Make **meaningful impact** on housing and homelessness in the Bay Area.
2. Establish **proof of concept** for a coordinated regional housing strategy that will inspire investment in more ambitious future programs.
3. Incrementally **build capacity and expertise** to ensure that significant future capital resources can be deployed efficiently and effectively.



# 5 Pilot Programs

1. **Doorway:** Online platform to connect residents to affordable housing opportunities
2. **Affordable Housing Pipeline:** Database to track the production and preservation of affordable homes
3. **Preservation Strategy:** Financing and technical assistance to support and scale preservation efforts
4. **Anti-Displacement Services Network:** Coordination and best practices for effective deployment of tenant protection services
5. **Homelessness Prevention System:** Integrated resources and services to keep people housed

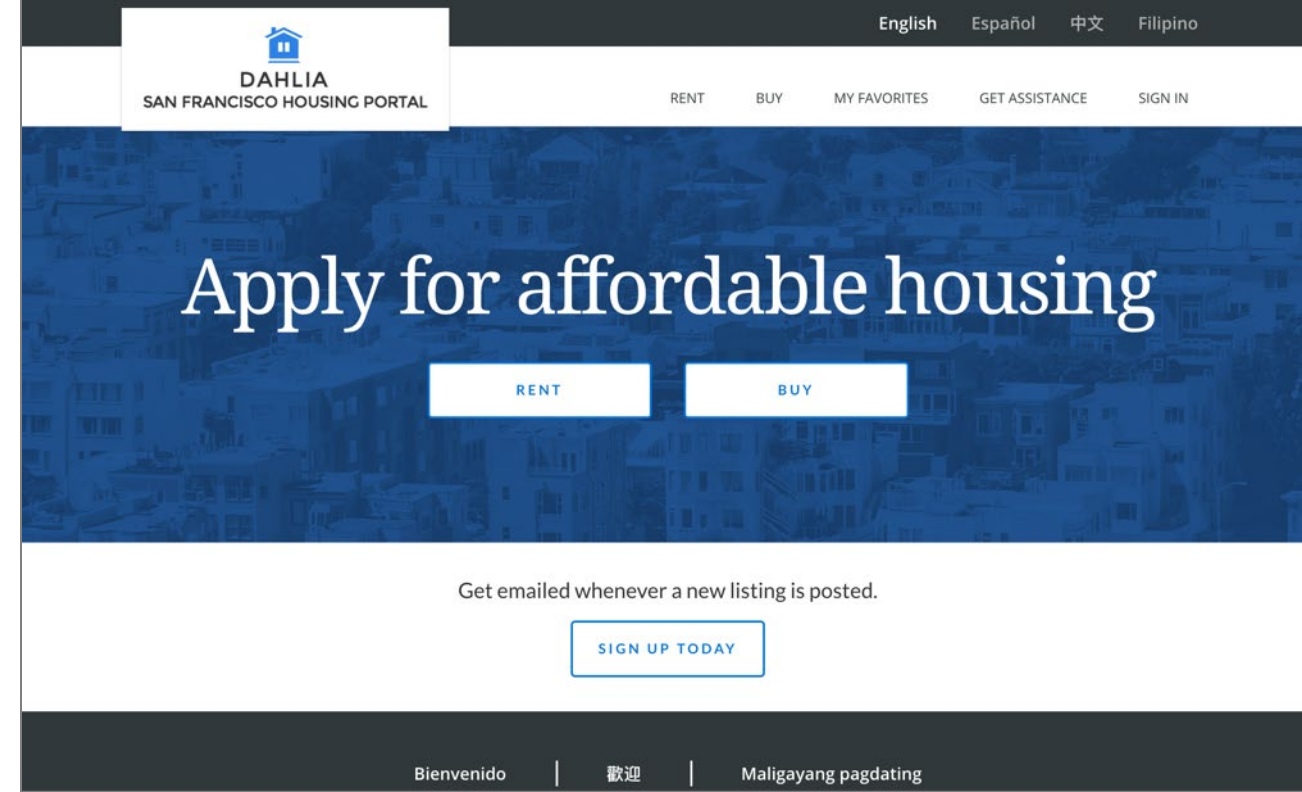


# Pilot #1

## Doorway

### Approach:

- Expand San Francisco's successful platform (DAHLIA) that centralizes available affordable housing opportunities.
- Partner with and scale "Doorway," an existing collaborative to expand DAHLIA in Alameda County, San Mateo County, and San Jose.



### Impact:

- Directly benefit affordable housing seekers and make access more equitable.
- Develop robust data on housing needs to inform regional funding priorities.



# Pilot #2

## Affordable Housing Pipeline Database

### Approach:

- Create and maintain an affordable housing pipeline database that includes units in all stages of development.



### Impact:

- Case making for transformative new affordable housing funding by quantifying the financing gap.
- Facilitate greater coordination and efficiencies in regional pipeline.



# Pilot #3

# Preservation

# Strategy

## Approach:

- Restructure MTC's Bay Area Preservation Pilot, converting up to \$6M into soft debt and lowering the leverage ratio to 3:1 (from 5:1).
- Develop technical assistance programs for jurisdictions as well as nonprofit developers, land trusts, and CBOs.



## Impact:

- Stabilize communities, especially lower-income and communities of color.
- Build capacity in the preservation ecosystem (developers, finance, local governments).

# Pilot #4

## Anti-Displacement Services Network

### Approach:

- Develop regional network of anti-displacement service providers to identify best practices and support their adoption.
- Partner with community-based organizations to deliver culturally relevant programs and overcome access barriers in impacted communities.



### Impact:

- Empower residents with knowledge of their rights and resources.
- Strengthen neighborhoods by enabling households to remain near jobs, schools, and social support systems.



# Pilot #5

## Homelessness Prevention System

### Approach:

- Partner with Regional Impact Council, led by All Home to develop a path for bold actions to end homelessness.
- Support design and launch of regional homelessness prevention system to equip local service providers with new tools and resources.



### Impact:

- Coordinated, regional homelessness prevention system that can efficiently deploy flexible resources and inspire the investment of significant new public and private resources.



# Thank You.

For more information, contact:

Daniel Saver, Assistant Director, Housing & Local Planning  
[dsaver@bayareametro.gov](mailto:dsaver@bayareametro.gov)



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION





# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

**File #:** 21-0851      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Informational  
**File created:** 5/24/2021      **In control:** ABAG General Assembly  
**On agenda:** 6/25/2021      **Final action:**  
**Title:** Regional Action Plan (RAP) to Address Homelessness  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [3d 1 Regional Action Plan.pdf](#)  
[3d 2 RAP Call to Action.pdf](#)

Date	Ver.	Action By	Action	Result
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Regional Action Plan (RAP) to Address Homelessness

Tomiquia Moss

Informational

# Regional Action Plan (RAP) Briefing

Meeting with ABAG General Assembly

JUNE 25, 2021





# All Home - who we are

All Home is a Bay Area organization advancing regional solutions that disrupt the cycle of poverty and homelessness, redress the disparities in outcomes as a result of race, and create more economic mobility opportunities for extremely low-income (ELI) individuals and families within the Bay Area.

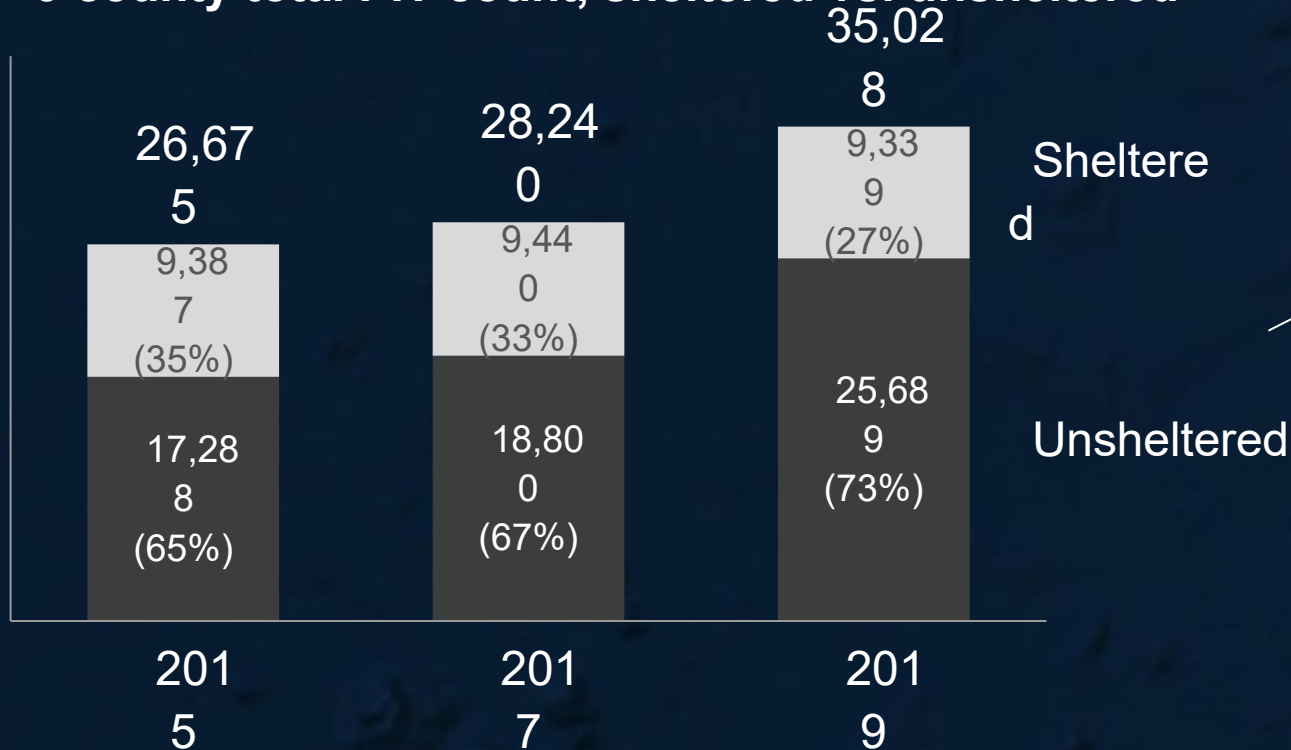
We are working across regions, sectors, and silos to advance coordinated, innovative service delivery and build coalition-supported momentum to challenge the long-standing systems that perpetuate homelessness.





# Bay Area homeless population

## 9 county total PIT count, sheltered vs. unsheltered



### Racial inequities persist:

below are ratios comparing the disparity in homeless vs. general population %'s by race/ethnicity:

- Black: 5x
- Indigenous: 12x
- Hispanic/Latinx: 1.13x
- White: 0.8x



# The Regional Impact Council

A roundtable of policymakers, key affordable housing, social equity and economic mobility stakeholders, housing and homelessness service providers, and business and philanthropic partners



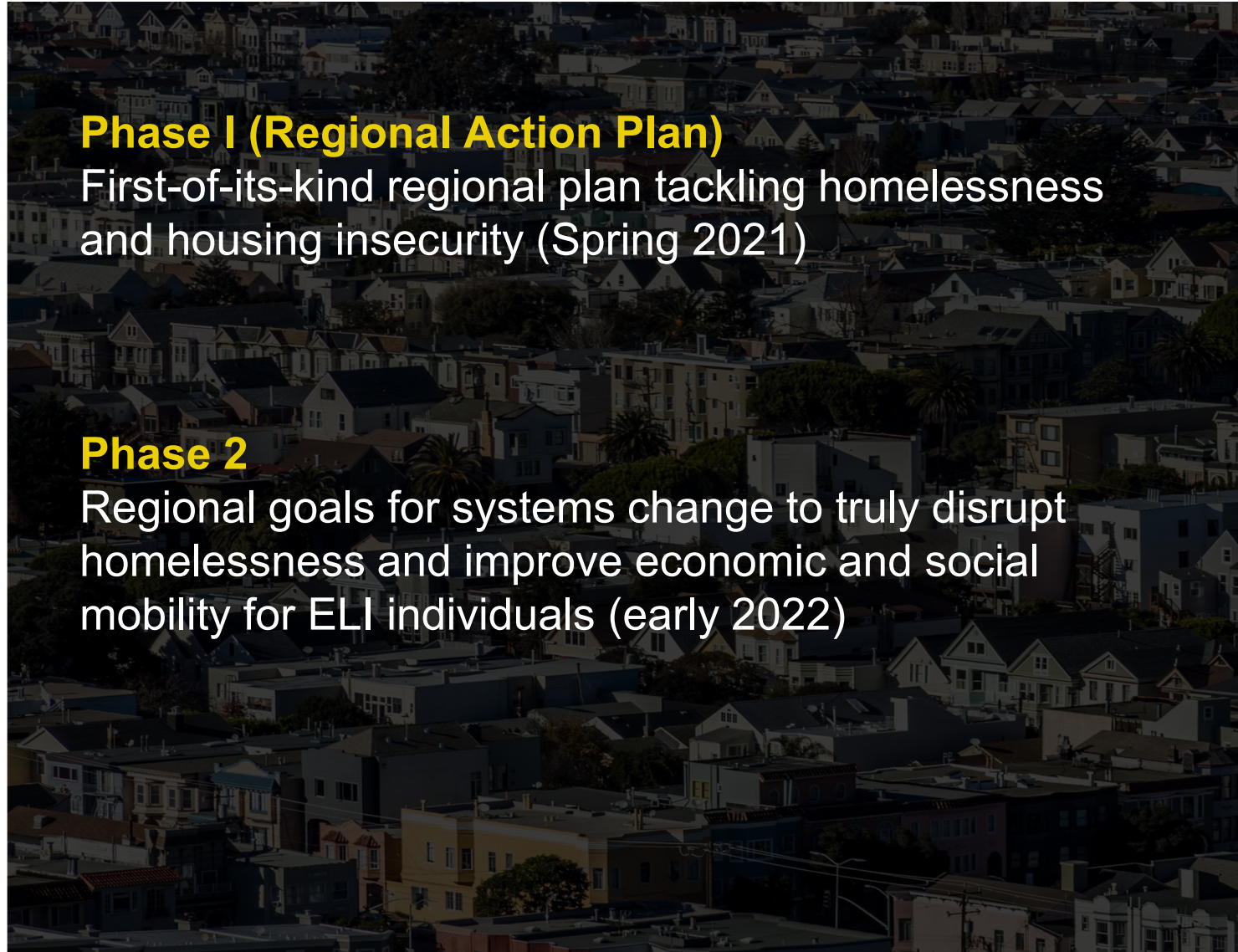
**RIC**  
REGIONAL IMPACT COUNCIL

## **Phase I (Regional Action Plan)**

First-of-its-kind regional plan tackling homelessness and housing insecurity (Spring 2021)

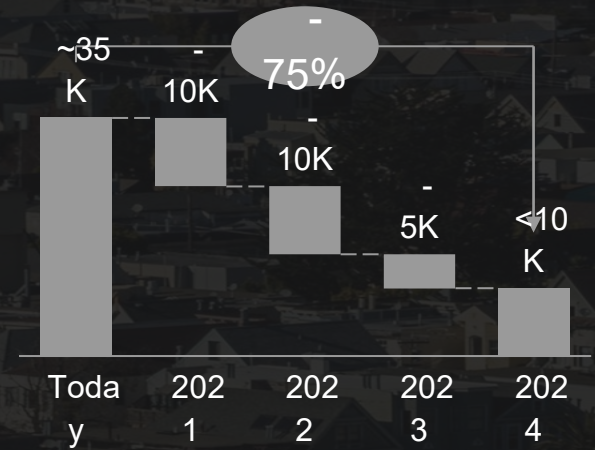
## **Phase 2**

Regional goals for systems change to truly disrupt homelessness and improve economic and social mobility for ELI individuals (early 2022)



## Regional Action Plan: Reduce unsheltered homelessness by 75% by 2024

The RAP aims to dramatically reduce the number of people experiencing unsheltered homelessness over next three years



The Regional Action Plan lays out a roadmap for reaching this goal through:



Implementing a 1-2-4 Framework: a new, integrated approach to allocating scarce housing resources



Leading a coalition to advocate for policies, programs and funding to achieve this goal



# To achieve a 75% reduction, we must simultaneously invest in 3 interventions:

*For each addition to interim housing, 2x permanent housing solutions and 4x homelessness prevention*

## 1-2-4 Framework

### Unsheltered

+1x



#### Interim Housing

*(i.e., short-term / temporary solution on the path towards permanent exit)*

##### Examples:

- Navigation centers
- Tiny homes
- Shelter beds
- Etc..

+2x



#### Permanent Housing Solutions

##### Examples:

- Permanent Supportive Housing (PSH)
- Rapid re-housing (RRH)
- Flexible subsidy pools / shallow subsidies
- Section 8 vouchers
- Group housing
- Other long-term housing solutions

### Currently housed

*Stemming inflow*

+4x



#### Homelessness Prevention

*Prevent at-risk households from experiencing homelessness through increased investment in strategies such as rental assistance*

# Three steps to implement the 1-2-4 Framework

## Evaluate

Evaluate how each county allocates existing resources

## Align

Identify opportunities to align **existing resources** with the 1-2-4 framework

## Advocate

Advocate for **new resources** to fill gaps and scale interventions commensurate with the need



# Prevention: Differentiating Interventions on the Prevention Continuum

*Reducing new episodes of homelessness requires a suite of prevention intervention strategies deployed such that each household gets what they need at the time they need it*

## Eviction Prevention

### Eligible Population:

- ***Future risk of homelessness***
- *Leaseholders*
- *0-50% AMI*

### Targeting criteria:

- *HHs with severe rent burden*
- *Active eviction, landlord harassment or habitability issues*
- *Highly impacted communities and neighborhoods*

## Homelessness Prevention

### Eligible Population:

- ***Imminent risk of homelessness***
- *Doubled up or leaseholders*
- *0-30% AMI*

### Targeting criteria:

- *HHs with a previous episode of homelessness*
- *Highly impacted communities and neighborhoods*

## Homelessness Diversion

### Eligible Population:

- ***Lost housing and either seeking shelter or in shelter***
- ***Presenting for homelessness assistance***
- *Doubled up*
- *0-30% AMI*

### Targeting criteria:

- *HHs with a previous episode of homelessness*
- *Highly impacted communities and neighborhoods*



[www.allhomeca.org](http://www.allhomeca.org)

*To get in touch with us, please reach out to Nahema Washington at:  
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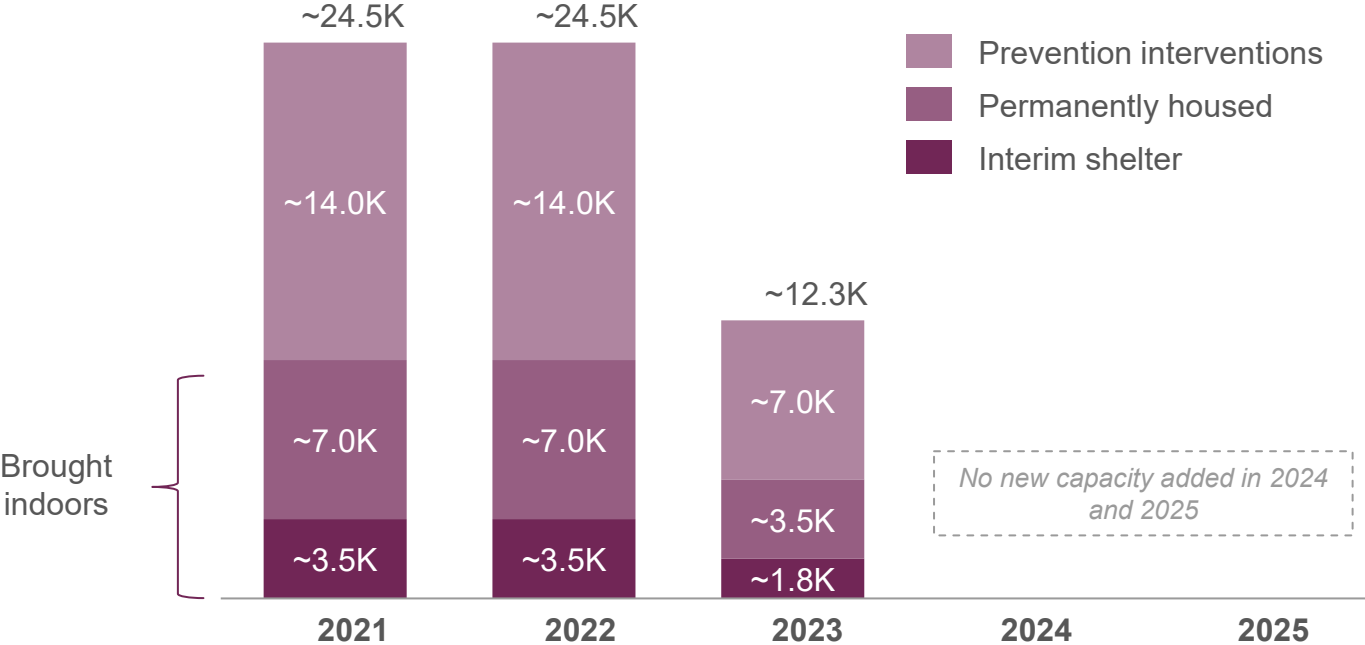
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# Appendix



# 1-2-4 Framework | Illustrative modeling for 9 Bay Area Counties

*Illustrative, top-down model*



**~26K**  
(75% of today)

Total brought indoors until 2024

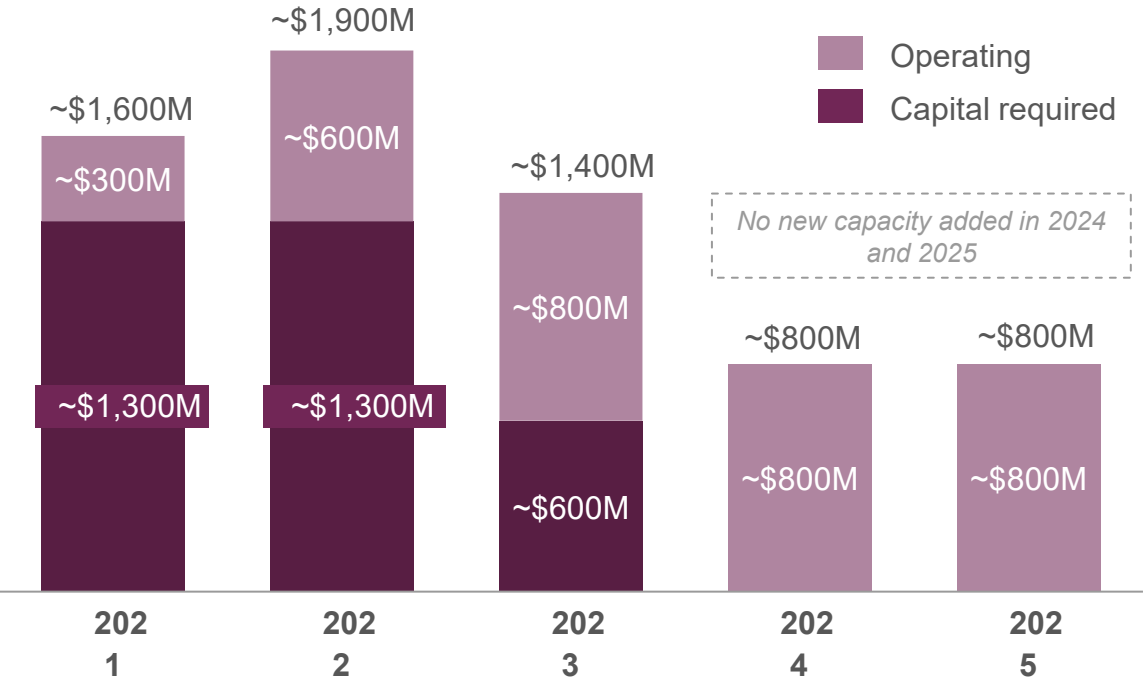
**~35K**

Total new prevention interventions

Note: "Brought indoors" defined as brought from unsheltered to housing in interim housing or housing solutions (including subsidies); Sources: San Francisco, Alameda, Contra Costa County documents and experts; Bay Area Council Economic Institute Homelessness Report

# 1-2-4 Framework | Cost estimates for 9 Bay Area Counties

Illustrative, top-down model



~\$6.5B

5-year cumulative cost

Funding to come from multiple sources (federal, state, local)

Note: Cost estimates based on ranges from various Bay Area sources; capital costs include construction costs and assume no land costs; operating costs include services provided and subsidies; no discounting applied; scenario modeled is 30%/30%/15% scenario housing 75% of unsheltered before 2024; construction timelines and funding pools assumed flexible to timeline shown; Sources: San Francisco, Alameda, Contra Costa County documents and experts; Bay Area Council Economic Institute Homelessness Report

# RIC STATEMENT OF EMERGENCY: A REGION IN CRISIS



## REGIONAL ACTION PLAN

**A Call to Action from the Regional Impact Council**

February 2021 | All Home



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# EMERGENCY STATEMENT

## A PROBLEM WE CAN SOLVE

The Bay Area's homelessness crisis is a chronic problem, arguably the region's greatest and most serious challenge. The scale and complexity of this challenge is undeniably daunting. As a region we have fought to solve this crisis for decades, to limited avail. However, the problem can and will be solved. We need a new approach to homelessness, marked by new levels of regional cooperation. The Regional Impact Council (RIC) envisions a Bay Area that is united and coordinated against homelessness: a Bay Area that is organized to seamlessly share best practices, data systems, advocacy efforts, and resources. In the Bay Area we envision homelessness is a rare, brief, and non-recurring situation for those who experience it. In this future vision, we have closed racial and economic disparities and created an equitable, stable, and prosperous region. The path to this future will not be easy. It will require action and commitment from all levels of government and community. The RIC believes that we can and must do the work to make this vision real. The first step is to acknowledge that homelessness is an emergency requiring immediate action.

## A REGION IN CRISIS

The longstanding homelessness crisis in the Bay Area— described by a global expert as “systemic cruelty”<sup>1</sup>— is particularly tragic because the crisis expanded during an economic boom in the wealthiest region in North America. In 2020, the homelessness crisis further deepened as a result of the COVID-19 pandemic: without sizable, coordinated action and investment, it will continue to destabilize our region as time, and the pandemic, goes on.

In our nine-county Bay Area today, **more than 35,000<sup>2</sup> of our neighbors, a population larger than many of the region's suburban cities and towns**, lack housing or even the prospect of securing it - despite many working full-time. Seniors, people with disabilities and many people working demanding jobs live out of their vehicles, in tents, and in other situations not fit for human habitation because they simply cannot afford housing in the region that they call home. For some, this problem continues for generations. Many “essential” workers (e.g., home health aides, grocery store clerks, cleaning staff at medical facilities) are literally homeless, with tens of thousands more of these workers at-risk of becoming homeless. In particular, extremely low income (ELI) renters face significant housing insecurity: 50% receive neither housing subsidies nor rent protection, and another 34% have controlled rents which are still unaffordable without subsidy.

Doing nothing to address the Bay Area homelessness crisis is enormously costly, in economic as well as moral terms. Many of these costs to our society are in plain sight, and many are hidden. Confronted by human suffering on a daily basis, residents and businesses are leaving the region. In a recent Silicon Valley Leadership survey, 47% of respondents said that they had considered leaving the region as a result of the homelessness situation. As a result of the impacts that homelessness has on individuals and the community as a whole, the indirect costs of homelessness on healthcare, criminal justice, and social services are nearly \$2 billion annually, based on estimates using real costs from Santa Clara county. We must think holistically as a region about our response to this crisis, and

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<sup>1</sup> Leilani Farha, United Nations Special Rapporteur, 2018.

<sup>2</sup> Given the lack of PIT count in 2021, we created an estimate of the total unsheltered homelessness in the Bay Area. If we apply the unsheltered homelessness growth rate from 2017-2019 in the Bay Area (~17%) to the unsheltered population in 2019, we estimate unsheltered homelessness to be ~30K. However, given the known impacts of COVID-19 on shelter capacity in the Bay Area and early evidence supporting a growth in homelessness, we estimated that unsheltered homelessness is likely closer to 35K in the Bay Area.

recognize that the investment required to address unsheltered homelessness is small compared to the long-term social and economic costs of our current course.

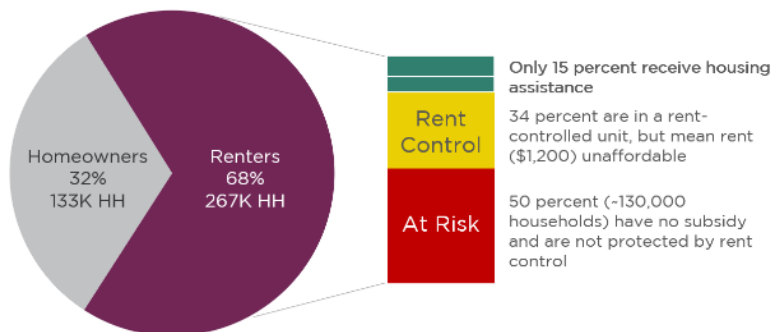


Figure 1: Breakdown of ELI Renter Households; Source: Turner Center for Housing Innovation

COVID-19 has made the region’s limited supply of congregate shelter unusable due to its primarily communal living arrangements, placing our most vulnerable neighbors at heightened risk of exposure. Housing is healthcare, a fact further underscored by the COVID pandemic. A person is unable to “shelter in place” when there is an inadequate supply of shelter and housing. The homelessness and COVID crises disproportionately harm Black, brown and Indigenous people of color (BIPOC). For example, African Americans comprise only 6% of San Francisco’s general population but make up 37% of the city’s homeless population. As these groups are also more vulnerable to becoming seriously ill or dying from COVID-19, the current situation puts our region’s low-income BIPOC population at ‘double jeopardy’ of becoming homeless and gravely ill as COVID cases surge across California and job losses continue to mount, disproportionately for BIPOC communities.

In our region of unparalleled ingenuity, creativity, and affluence for many, a failure to address the **homelessness crisis – a crisis that existed years before the COVID pandemic**, will weaken our communities, drive people and business away from the region, exacerbate existing labor market instabilities, and altogether undermine the prospects for a vibrant, prosperous future for the Bay Area.

Homelessness is no longer a challenge faced by a handful of Bay Area cities, it’s a regional crisis. Similar to our pandemic response, we must act together as a region. We must lift up what works. We’ve witnessed communities rapidly and creatively providing interim and permanent housing options for unsheltered households in response to the COVID-19 outbreak. We know given the will and coordinated action displayed by County Public Health Directors in response to the pandemic, that rapid and meaningful regional action is possible, and we must harness that momentum to fix our systems—systems that are clearly broken and that have failed to stop the tidal wave of people who have had no option but to live on the streets.

**WE, THE UNDERSIGNED MEMBERS OF THE REGIONAL IMPACT COUNCIL (RIC), URGE IMMEDIATE ACTION. THE BAY AREA’S EPIDEMIC OF UNSHELTERED HOMELESSNESS MUST BE ADDRESSED AS AN EMERGENCY.**

**WE CALL UPON THE STATE OF CALIFORNIA, OUR CITIES AND COUNTIES, THE REGION’S BUSINESS AND PHILANTHROPIC COMMUNITIES, AND OUR FEDERAL PARTNERS TO ACT WITH UNPRECEDENTED URGENCY AND COORDINATED ACTION, AS IF LIVES ARE AT STAKE – BECAUSE THEY ARE.**



# CALL TO ACTION: SUMMARY

RIC Statement of Emergency Signatories	
Name	Signature
<b>Andreas Cluver</b> (Secretary-Treasurer, Alameda County Building Trades Council)	
<b>David Chiu</b> (Cal	
<b>Diana Reddy</b> (City Co City)	
<b>Erin Connor</b> (Manager, Cisco response)	
<b>Hydra Mendoza</b> (Chief of Strategic Relationships, Salesforce)	

THE UNDERSIGNED MEMBERS OF THE REGIONAL IMPACT COUNCIL CALL FOR THE FOLLOWING EMERGENCY ACTIONS:

ADDRESS THE UNSHELTERED CRISIS

We must accelerate work to bring 75% of the unsheltered indoors by 2024 by improving existing systems & investing in the 1-2-4 system flow model, described below (see the sidebar on page 9 for details):

- (1) Fund the interim housing needed to bring unsheltered people indoors immediately and ensure that those who were temporarily housed during COVID-19 have a safe permanent housing option
- (2) Fund 2 housing solutions for every interim housing unit added to the homelessness system
- (4) Fund 4 preventative interventions for every interim housing unit added to the homelessness system

To deliver on this ambitious goal, we will need to improve our existing systems and policies and secure more funding. This model is underpinned by our strategic pillars, which will guide our implementation of the 1-2-4 system flow model

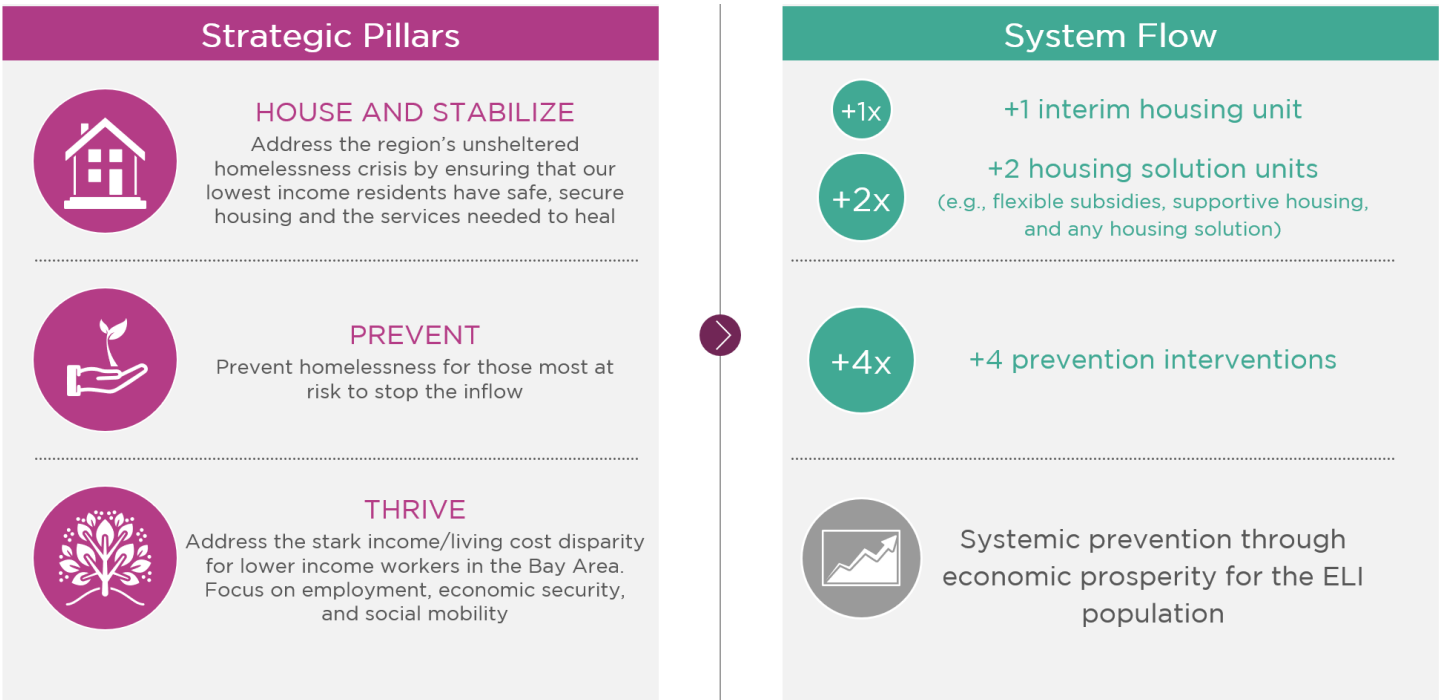


Figure 2: RIC strategic pillars underpins the 1-2-4 system flow model

# LEAD WITH RACIAL EQUITY

This plan and its proposed actions - including the priorities for implementation outlined below - must be grounded in closing racial disparities - currently reflected by the disproportionately high percentage of Black, brown, and Indigenous peoples who are homeless or at-risk of becoming homeless. In particular:

- The **State of California** should establish standards and best practices for measuring current racial equity levels and for demonstrating progress; the **State** should increase accountability for outcomes by tying funding to demonstrated progress toward closing racial disparities.
- **Private and philanthropic partners** should actively prioritize funding interventions targeted to BIPOC experiencing homelessness or at risk of becoming homeless.
- **All Counties** should operationalize equity-based prioritization schemes, service provision, and rental assistance programs in the most vulnerable communities. Geographic targeting based on area deprivation index, high rates of poverty, lack of home ownership, high rates of eviction, rental burden, zip codes or some combination could be considered as possible ways to operationalize prioritized services.

## CALL FOR FEDERAL PARTNERSHIP

These actions will require expanded Federal funding and partnership. The \$1.9 trillion Biden-Harris Administration “American Rescue Act” coronavirus relief package was a positive first step. We call upon Congress to act immediately on the following:

- Pass the Biden-Harris “American Jobs Plan,” an approximately \$2 trillion infrastructure and recovery package that includes \$213 billion “to produce, preserve, and retrofit more than two million affordable and sustainable places to live
- Provide HUD-Housing Choice Vouchers to every eligible household, prioritizing people who are experiencing or are at-risk of homelessness. Currently, only 1 out of 4 eligible households receive a Housing Choice Vouchers
- **Allocate \$44 billion annually** to the Housing Trust Fund to help states and localities, which responded quickly and creatively to move individuals experiencing homelessness into non-congregate settings, to now acquire and convert available properties, including hotels, motels, and other opportunity sites, into permanent housing solutions so that no one is returned to living outdoors
- Invest \$70 billion to repair and rehabilitate existing public housing
- Create innovative new funding strategies that facilitate cross-discipline investment and cross-jurisdictional collaboration
- Expand Medicaid funding to include stable housing as part of holistic treatment plans

In addition to these immediate actions, we call on the Federal government, in close coordination with the State, to provide **new funding needed to ensure all local jurisdictions are able to implement plans to house 75% of our unsheltered population by 2024 by implementing a full range of prevention and housing options.**

We commit to working with Congress and the Biden-Harris Administration to identify and develop innovative, scalable solutions to homelessness and poverty. We look forward to quickly turning our attention to “Housing as Infrastructure” and working with our California Congressional delegation to achieve the requisite scale of federal investment in affordable housing to truly make homelessness in the United States an experience that is rare and brief, not one that persists for decades.

# OPERATIONALIZING THIS WORK

The total 5-year cost of sheltering 75% of the Bay Area's unsheltered population, while investing in the comprehensive system flow outlined by the 1-2-4 framework, is estimated at \$6.5 billion, with \$1.6 billion needed in 2021. Existing resources can (and are) being used to fund this approach. New resources may be required in jurisdictions where current plans are not consistent with the 1-2-4 approach; that is, where resources are insufficient to fund prevention, interim housing, and permanent housing solutions simultaneously and at scale.

- **The State of California should condition existing and new funds on implementing the three-pronged 1-2-4 framework**, starting with a pilot project in the Bay Area in 2021
- **The State should provide expanded technical assistance** to local jurisdictions, to enable seamless implementation of the 1-2-4 framework in our region
- **Local jurisdictions will be provided with assistance** from All Home that recognizes the unique local circumstances as they work to activate the 1-2-4 framework. All Home will also provide support for inter-jurisdictional coordination within and between the region's counties
- **If new funds are required**, this coalition will work to raise the necessary resources from the state and federal governments

Our funding estimates reflect the cost of adding intervention capacity in a 1:2:4 ratio across interim housing, permanent housing solutions, and homelessness prevention interventions over time. Based on our high-level analysis, approximately \$6.5 billion in total investment is required over 5 years, split roughly evenly between capital and operating costs. The cost estimates are designed using Bay Area (9-county) averages, and assume limited interim capacity is available to shelter the currently 35,000 unhoused individuals living in the region. We put forward the estimate with an understanding that the number of unsheltered people— and the costs to serve them— will continue to grow until we significantly reduce the inflow of individuals and households to homelessness.

## PRIORITIES FOR IMPLEMENTATION

We have identified eight priorities for focus as we implement this work, expanded on in the Additional Detail section:

### House & Stabilize

Strategic Priority #1: Secure Shelter-In-Place (SIP) housing locations

Strategic Priority #2: Streamline State funds and applications for housing and homeless services

Strategic Priority #3: Prioritize extremely low income (ELI) households for housing resources

Strategic Priority #4: Extend covenants of affordability to preserve affordable housing supply and fund ELI tenancy

### Prevent

Strategic Priority #5: Extend eviction moratoriums

Strategic Priority #6: Accelerate cash payments to people impacted by COVID-19

Strategic Priority #7: Provide targeted rental assistance to those impacted by COVID-19, who are most vulnerable to homelessness

Strategic Priority #8: Accelerate targeted, data-informed regional homelessness prevention model



# PLAN DETAILS

## THE COMPREHENSIVE 1-2-4 FRAMEWORK

To ensure we can realize on our ambitions to reduce unsheltered homelessness, we need a model to operationalize across the Bay Area. The model outlined below will enable the region to move expeditiously toward disrupting homelessness and reducing the current level of unsheltered homelessness by 75% before 2024. We call for actions that accelerate progress toward this goal, which includes an interim target of housing 30% of today's unsheltered population in 2021.

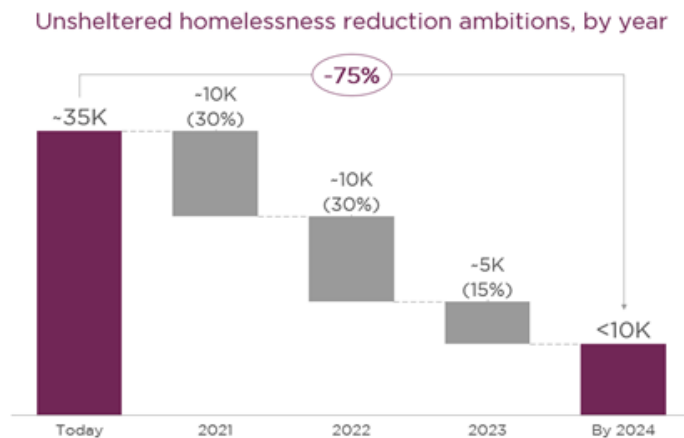


Figure 3: Unsheltered homelessness reduction ambitions by year, '21- '24

Successfully housing the unsheltered population and bringing them to a permanent exit from homelessness requires designing and investing commensurately in an expansion of permanent affordable housing or housing subsidy options to create “system flow,” which is the movement of people off the streets and into stable housing (in particular, housing with requisite, needs-based services attached). A comprehensive “system flow” includes:

- homelessness prevention,
- interim housing options (as needed),
- supportive housing,
- and a broad set of flexible subsidies or deeply affordable housing options for those who do not need permanent supportive housing.

We propose a flow that calls for capacity additions in the following ratio: 1 additional interim housing unit, 2 permanent housing solutions, and 4 prevention interventions. This model will add the capacity necessary to address the crisis in the near term.

## 1-2-4 FRAMEWORK

Before the current pandemic conditions, several Bay Area counties were already exhibiting dramatic increases in their unsheltered homeless PIT counts from 2017-2019. Continuing on that trajectory is unacceptable. Our communities must do better at providing the dignity of a safe housing option, interim or permanent, for those who are living outdoors. The 1-2-4 Framework is an acknowledgement that an effective and sustainable plan to do better requires investment in multiple strategies at once – homelessness prevention, interim or emergency housing, permanent deeply affordable or permanent supportive housing, and housing subsidies. It is not enough to simply provide emergency shelter if there are (a) insufficient long-term housing options (“exits”) to provide outflow, and (b) insufficient focus on reducing inflow.

We live in a region with a large population of highly rent-burdened low-income households, who lack access to an available supply of more affordable housing. We will never break the cycle of unsheltered homelessness without a significant investment in homelessness prevention (short-term interventions to assist households experiencing a crisis that may cause them to lose housing).

“1-2-4” is not a prescription or a one-size-fits-all solution. It’s a ratio that illustrates proportionate investment in three strategies simultaneously. In order to reduce unsheltered homelessness rapidly, most cities or counties will need to frontload investment into interim housing options, such as leasing or purchasing motels, tiny homes, mobile homes or other temporary housing options.

The RIC workgroups have established a high-level cost assessment of the resources required to meet our goal of sheltering 75% of unsheltered people by 2024. We put forward the estimate with an understanding that the number of unsheltered people will continue to grow until we significantly reduce the inflow and increase the outflow, or exits. The estimate draws on cost and flow assumptions triangulated from various county-level sources and are taken as Bay Area (9-county) averages. These estimates reflect the cost of adding intervention capacity in a 1:2:4 ratio across interim shelter, permanent housing solutions, and homelessness prevention interventions over time. Based on these assumptions and analyses, approximately \$6.5 billion in total investment is required across five years, split roughly evenly between capital and operating costs.

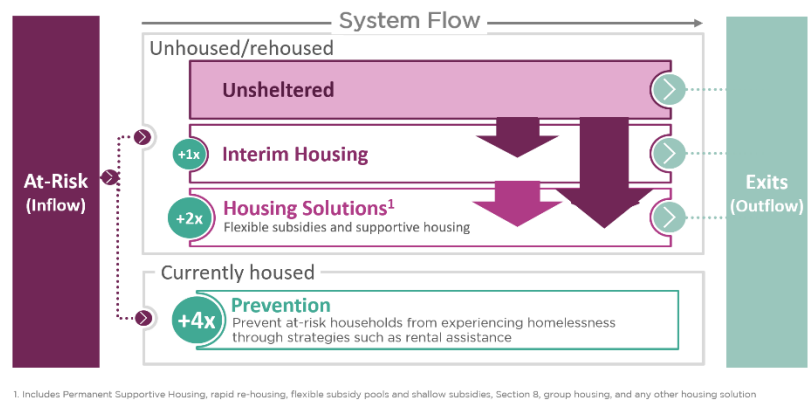


Figure 4: Comprehensive System Flow Model

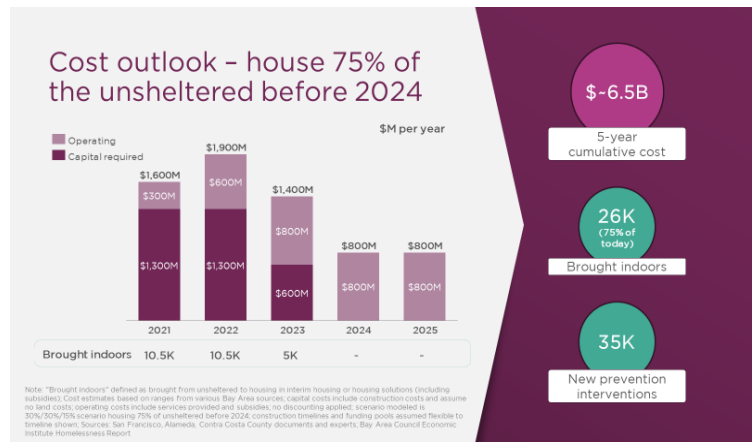


Figure 5: 1-2-4 Framework Cost Outlook (30%/30%/15% scenario shown)

Our recommendation is that for every unit of interim housing that is created ("1"), two permanent housing options ("2") such as a housing subsidy that can write down the cost of a market rate apartment or a newly acquired or created affordable unit must be planned, so that people don't linger for extended periods of time in interim housing. It is critical that people move from interim to permanent housing quickly, so that the interim options can be made available to others who still remain unhoused. Simultaneously, we recommend that each unit of interim housing should be matched with sufficient homelessness prevention investment to serve four households ("4").

Again, while we are rapidly moving people who are unsheltered either directly to permanent housing, perhaps with a subsidy, or first to interim and then as quickly as possible to permanent housing, the prevention investment will slow down the rate at which people are becoming homeless, and over time reach equilibrium once the correct balance of interim and permanent housing options is available in the community.

Some cities or counties, may need very little investment in interim housing, e.g., if their unsheltered population is relatively small or if they have already made marked investment in emergency housing options. Those communities could choose to focus on rental subsidies and permanent housing to house people quickly and homelessness prevention to stop people from becoming homeless. The bottom line is that each community can right-size the ratio to reach equilibrium, but investing in only one option will not be sufficient to reduce homelessness in any community in the short-term given the high cost of rental housing and the time and cost of construction and acquisition of affordable housing in the Bay Area.

## STRATEGIC PILLARS FOR A COMPREHENSIVE RESPONSE

These efforts are grounded in the RIC's strategic pillars: to **House and Stabilize, Prevent**, and enable the region's most vulnerable populations to **Thrive** (see figure 2). COVID-19 has only highlighted the urgency and action needed to address this widening gap. The process of convening the RIC has already yielded results, forging connections and building alliances among our members. We will work to identify, recognize, and scale best practices and successful models across the region, and propose bold regional solutions. These priorities work in concert with the 1-2-4 framework to improve the foundations of a healthy, responsive Bay Area homeless services system—one that will continue to evolve after addressing the urgent crisis of more than 35,000 Bay Area residents living outdoors.

## PRIORITIES FOR IMPLEMENTATION: HOUSE & STABILIZE



### Strategic Priority #1: Secure Shelter-In-Place (SIP) housing locations

Counties across the Bay Area have put in place measures for temporarily housing their at-risk and unhoused populations in Shelter-in-Place (SIP) housing, to provide shelter and safety during the COVID-19 pandemic. There is broad agreement that individuals who found shelter through these programs should remain housed, be entered into Coordinated Entry Systems (CES), and guided first to non-congregate interim and then to permanent housing (in some cases these individuals may go directly from SIP hotels to permanent housing if it is available and situationally appropriate). Some counties have already begun this process, but others lack a plan for these residents to remain housed. In many counties, the lack of interim and permanent housing options will pose a major barrier in achieving this goal, pointing to the need to expand housing voucher availability.

Priority #1 aims to develop a framework for all Bay Area counties that provides a pathway for those who moved indoors during the pandemic to transition from interim housing into a range of suitable permanent housing solutions.

#### Detailed call to action

- The **State of California** and the region's **Cities and Counties**, with **Federal funding and partnership**, should seek to retain as much of the Shelter-in-Place (SIP) housing (established in response to COVID-19) as possible, to be converted post-pandemic into interim housing for unsheltered individuals/households, while assisting people to transition quickly to permanent housing (Immediate, Ongoing).
- The **State** must recognize that for Project Homekey (acquisition and conversion of hotels to house vulnerable populations) to be successful, bond financing for acquisition and rehabilitation projects is essential. Therefore, we call for a \$10 billion state investment in affordable housing through passage of a new bond (SB 5).
- **All Home**, in collaboration with regional partners and local jurisdictions, will identify and advocate for funding for housing vouchers or other housing solutions at all levels of government, ensuring funds meet the demand from each county for interim housing options, flexible rental subsidies, and permanent housing solutions needed to prevent people from returning to the streets.
- **Counties** should identify locations or acquisition sites and make plans to implement interim housing options for individuals who cannot move directly into permanent housing, leveraging recent CEQA exemptions for emergency shelters and navigation centers, albeit non-congregate models.



## Strategic Priority #2: Streamline State funds & applications for housing & homeless services

Four key state agencies contribute to the State's basic housing efforts, but there is not a well-coordinated plan to effectively use their collective financial resources to support affordable housing acquisition and development. Applicants for state funds for housing and homeless services are overburdened by duplicative application processes with varying timelines, eligibility criteria, and application requirements. The State Auditor commented on this complexity in November 2020, calling for the State to simplify its funding pools and award processes.

### Detailed call to action

- The **State of California** should consolidate and streamline all affordable housing funding and application processes, coordinating between the California Debt Limit Allocation Committee (CDLAC), the Tax Credit Allocation Committee (TCAC), the Department of Housing and Community Development (HCD), and the California Housing Finance Authority (CalHFA) to eliminate waste and inefficiencies and to reduce the time needed to access funding (no later than July 2021).
- Existing state programs that fund services for people experiencing homelessness should, where possible, be consolidated into a joint funding pool with a single application process. This process should be jointly administered by California's Departments of Housing and Community Development (HCD) and Social Services (DSS). In cases where consolidation into a single pool is not possible, agencies should align standards and funding processes as much as possible, in coordination with HCD and DSS.
- CDLAC should avoid over-emphasizing cost containment in formulas affecting new construction projects especially through its inclusion in both the tiebreaker and as its own category, as it disadvantages Permanent Supportive Housing (PSH) housing projects, ELI housing projects, and projects located in areas with higher construction costs, such as the Bay Area. While we fully support cost-containment and urge the State to creatively incentivize lower cost construction, this formula disadvantages housing production in parts of the state with some of the highest rates of homelessness.
- The State should revise the opportunity map methodology to ensure that it does not de-prioritize BIPOC communities which tend to be overwhelmingly represented as "low resource" in HCD's opportunity maps, that map high opportunity communities, defined by income, school performance and other factors. While we support the concept of encouraging new development in high opportunity areas, communities that have suffered historic underinvestment should not be left behind as there are longstanding housing needs that must be met.



## Strategic Priority #3: Prioritize ELI for housing resources

In its well-intended efforts to serve all Californians, the state's agencies, with increasing momentum, are targeting higher AMI categories, resulting in less funding for housing that is desperately needed to house ELI households. As a state and a region where all housing has been under-produced for decades, we must stop pitting the needs of one income group against another. What we do know is this – our 9-county Bay Area has produced only 9% of the housing units needed for very low income (VLI) households (below 50% AMI) based upon the current Regional Housing Needs Allocation (RHNA). This coalition calls for a reversal of this trend and a prioritization of ELI households (below 30%



AMI) in funding for housing. We support appropriate market reforms to increase production at other affordability levels including expanding the supply of “missing middle” housing.

#### Detailed call to action

- The **State of California** should ensure that a significant portion of all publicly funded affordable housing projects are inclusive of people with extremely low incomes given that they are at the highest risk of becoming homeless, particularly in the San Francisco Bay Area. The State should reverse its trend emphasizing an average of 60% of AMI in projects using State funds and ensure that at least 20% of new units are reserved for 30% of AMI or below and 20% are reserved for 50% of AMI or below. (Ongoing).
- In particular, **CDLAC** should make new housing construction for extremely (ELI) and very-low income (VLI) households a priority. It should adjust its current stated preference of 60% of AMI and instead require that at least 20% of the units are 30% of AMI or below and 20% are at 50% of AMI or below.
- Within the Homeless Set-Aside (provision of allocated units) - **CDLAC** should require that 25% of total units (minimum of 15) meet the homeless definition, not just the tax credit units.



### Strategic Priority #4: Extend covenants of affordability to preserve affordable housing supply and fund ELI tenancy

A significant portion of the Bay Area’s affordable housing units are not permanently affordable. Instead these units have covenants, that if not extended, expire and the housing resets to market rate. This phenomenon displaces lower income tenants and puts them at risk of homelessness. Thousands of once affordable units have been lost in the Bay Area because affordable covenants were not renewed.

In addition to the loss of existing affordable housing units, most affordable housing is not designed to be affordable by Bay Area residents with extremely low incomes (below 30% AMI). Given our region’s exorbitant housing costs, affordable housing developments typically house tenants with household incomes at higher levels (e.g. a development’s tenants have incomes that average 60% AMI). Because their incomes are lower, households at or below 30% of AMI require deeper subsidies. Similarly, formerly homeless individuals or families may have extremely low incomes and may also need supportive services (either short-term or longer-term) to remain housed and successfully thrive after having endured the hardship of being homeless for an extended time.

#### Detailed call to action

- The **State of California** should, with **Federal funding and partnership**, provide funding to secure affordable housing properties for which covenants of affordability are expiring and provide funding for existing complexes to more deeply subsidize rents and fund supportive services to serve ELI and formerly homeless individuals and families (no later than July 2021).

## PRIORITIES FOR IMPLEMENTATION: PREVENT



### Strategic Priority #5: Extend eviction protections

In 2020, the COVID-19 crisis devastated the region, with a disproportionate impact on the lowest income individuals and families, particularly BIPOC households. The rent burden – already high – on the low income (< 50% AMI) and extremely low income (<30% AMI) populations was exacerbated by COVID-related job losses and financial hardship this year. To prevent a massive eviction crisis, eviction moratoriums were enacted at the local and state levels, including California’s AB 3088 in September 2020. In late January 2021, the California Legislature passed SB 91 to extend the state-wide eviction protection until June 30, 2021. Keeping people in their existing homes is critical to reducing spread of the coronavirus. Research led by Dr. Kathryn Leifheit of UCLA estimates that **our current statewide emergency eviction protection law has already prevented 186,000 COVID-19 cases and 6,000 deaths**, so we recommend minimally that eviction protections remain in place until at least 60 days after the end of the public health emergency is lifted. However, we also know that higher rates of COVID-19 related income and job loss have disproportionately impacted ELI households, particularly African American and Latinx households. These impacts are likely to linger for some time after the pandemic subsides and the economy begins to stabilize. If history is an example, homelessness began to increase three years after the 2008 Great Recession “ended” as unemployment remained stubbornly high for Blacks and Latinos.

#### Detailed call to action

- **The State extended eviction protections for California’s renters and enacted a framework for its rental assistance program with SB 91.** The State Legislature should monitor COVID-19 infection rates and rates of unemployment for the highest impacted groups. If both remain high that should be taken into account before allowing the current state-wide eviction protection to expire on June 30, 2021. The State should also take action to close loopholes in the current eviction protections and prevent landlords from evicting tenants for lease expirations or minor lease violations until the pandemic health emergency ends.
- **The Biden-Harris Administration** acted by Executive Order to direct the Centers for Disease Control (CDC) to extend the national eviction moratorium, which it did until March 31, 2021. The CDC later extended that eviction protection until June 30, 2021. We call on the CDC to further extend and improve the national eviction moratorium. The moratorium must be extended through the duration of the public health emergency, and it should be improved to address the shortcomings that have prevented some renters from making use of its protections. The moratorium should provide an automatic, universal protection to keep more renters throughout the U.S. in their homes and it should apply to all stages of eviction. Federal agencies must also actively enforce its protections. An extension to the CDC order could prove to be vital to Californians if the CA Legislature fails to extend the state-enacted eviction protections beyond June 30, 2021.
- **All Counties** should enact a universal eviction protections that last until at least 60 days after the County lifts its COVID-19 public health emergency (Immediate). Tenants should not be evicted during the pandemic for any reason, except for the protection of health and safety. Evictions for lease expirations, minor lease violations, move-in or Ellis Act evictions, or anything short of personal safety should not be permitted during the pandemic.
- **Counties and cities** should consider imposing fines or penalties on property owners that continue to send Notices to Pay or Quit or 3-Day eviction notices to tenants for non-payment of rent, if the property owner

is knowingly using notices to intimidate or confuse tenants in an effort to encourage them to move out, despite the fact that non-payment of rent is not currently permissible as a grounds for eviction at this time.



## Strategic Priority #6: Accelerate cash payments to people impacted by COVID-19

While high-wage workers have experienced a 4.3 percent decrease in employment during the pandemic, low-wage workers have suffered a 26.9 percent decrease, a historically unprecedented divide during a recession. With the pandemic wearing on and economic recovery slow, ELI and minority households are being hit hardest, many with insufficient income to cover their basic needs as a result of pandemic-related job loss. Substantial evidence shows that direct cash assistance is the most effective, responsive, and targeted way to support ELI households and prevent them from becoming homeless. Priority #6 advocates for recurring cash payments and enhanced unemployment benefits for ELI households at the federal level. In the absence of further federal intervention, Priority #6 intends to highlight a path for California to expand and enhance refundable tax credits to provide additional income to ELI households. This priority also acknowledges the major intersection between ELI households and the unbanked population (individuals not served by banks due to financial or identity barriers) in California and aspires to address barriers to households claiming their benefits, so they have the resources needed to weather the pandemic.

### Detailed call to action

- RIC Coalition joins income security advocates, in coalition with the Economic Security Project (initiative aimed at bolstering economic security for all Americans), calling for federal recurring cash payments of \$2,000 quarterly through 2021 or until the employment rate stabilizes.
- The State of California should approve the Governor's proposed Golden Gate Stimulus of \$600 for California residents who qualify for the state Earned Income Tax Credit on their 2019 tax returns.
- Federal government should extend emergency unemployment insurance programs through September 2021 while providing a \$600 per week unemployment insurance supplement.
- If the Federal effort described above is unsuccessful, state legislators should pass legislation to extend and expand refundable tax programs to maximize income for ELI households. Refundable tax programs are specifically highlighted because they do not impact household income eligibility for public benefit programs. This may include:
  - Removing the earnings requirement and age parameters for the Child Tax Credit (tax credit for parents with dependent children)
  - Doubling the California Earned Income Tax Credit (refundable cash back credit for qualified low-to-moderate income working Californians) for workers without children
- Address the barriers faced by under- and un-banked populations in accessing benefits by offering no-fee checking accounts or other distribution methods.



## Strategic Priority #7: Provide targeted rental assistance to those impacted by COVID-19, who are most vulnerable to homelessness

Priority #7 aims to prevent the impending wave of evictions that could occur when the moratoriums eventually are lifted. We must ensure that the number of people becoming homeless in the Bay Area does not accelerate due to pandemic-related income loss and the inability to keep up with rent. SB 91 averted an immediate crisis by extending eviction protections until June 30, 2021. California also received \$2.6 billion in federal rental assistance from the in the form of U.S. Treasury Emergency Rental Assistance Program (ERAP) funds. Counties and cities with populations of >200,000 received roughly \$1.1 billion and the State received roughly \$1.5 billion. But still, millions of California renters will be burdened by amassed rental arrearages, small claims court judgments and lingering unemployment that will hobble them financially for an extended period of time.

### Detailed call to action

- The State of California created a block grant program to distribute its \$1.5 billion portion in new COVID-response rental assistance. Although the framework for the State's program is complex, for tenants who have cooperative landlords it offers an opportunity not only to have the program pay the landlord 80% of the rent arrearage, but to have the other 20% forgiven if the landlord wishes to participate. However, for tenants whose landlords refuse to participate, it permits only 25% of their arrearage to be paid. The State has made an effort to prioritize based on equity and to households earning at or below 50% AMI. The recent Biden-Harris "American Rescue Act" package included an additional \$30 billion in ERAP funds. We urge the State to improve upon its current framework for rental assistance (enacted in SB 91) to ensure equal outcomes for all tenants and to implement the targeting strategies outlined below.
- The statutory language that authorized the ERAP allocation allows assistance to be provided to households earning up to 80% AMI, but indicates that households at or below 50% of AMI as well as those which have a household member who has been unemployed for 90 days or more should be prioritized. With hundreds of thousands of Californians behind on rent, there will be a gravitational pull to assist people at the full range of allowable income levels. However, in order to prevent a massive surge in homelessness later in 2021-2022, rental assistance must be targeted to those most at risk of homelessness. Local rental assistance programs should prioritize the following:
  - ELI households (<30% AMI)
  - Households with severe rent burden (>50% of income spent on rent)
  - Households or individuals who have had a previous experience of homelessness
  - Census tracts or zip codes with high rates of housing insecurity or homelessness, high rates of eviction, high rates of COVID-19 infection, high rates of poverty and/or a high area deprivation index
  - Hard to reach communities (e.g., those who have language barriers and people who are in informal living arrangements); and
  - Groups that don't have access to other benefit programs (e.g., undocumented immigrants)
- Any new or expanded rental assistance program should include the following elements:
  - Low-barrier flexible cash assistance, including acceptance of self-certifications regarding income, housing and, employment status. Programs should permit payment directly to the household if the



landlord refuses to accept rental payment from the program or fails to respond within the prescribed time period

- Access to landlord mediation or legal services as needed
- Effective and culturally relevant outreach:
  - Partner with, and build capacity of, BIPOC led community organizations located in and serving impacted communities while expanding the ecosystem of organizations providing program services
  - Co-design outreach processes with CBOs that serve the hardest hit communities and offer access at common intersections with people at-risk of homelessness including food pantries, schools/day care, housing court, community health clinics, institutional discharging or correctional system release. Coordinate with COVID-19 vaccination outreach efforts to maximize efficiency.
  - Work with community groups representing tenants and people who have experienced homelessness, to inform prioritization and policies.
- Tackle racial disparity
  - Collect and publicly report disaggregated data on households served by race, ethnicity, and zip code.
  - Remove barriers that disproportionately impact BIPOC: accept applications by all methods - online, phone, in-person; do not limit assistance to one-time only; be explicit on all materials that information regarding immigration status will not be asked for nor shared at any time during the process.
- Fill gaps caused by ERAP funding constraints with other sources of public (e.g., CDBG-CV or ESG-CV) or private funds to offer more holistic housing stabilization plans to families and individuals.

See [“Local Strategies to Protect Tenants and Prevent Homelessness in Bay Area COVID-19 Emergency Rental Assistance Programs\(ERAPs\)”](#) for more detailed recommendations.



## **Strategic Priority #8: Accelerate targeted, data-informed regional prevention model**

Prior to the pandemic, the Bay Area had the distinction of having more than 35,000 people who were homeless. With massive job and income loss among low wage workers due to the pandemic, many of whom were severely rent-burdened, we can expect that poverty and homelessness will rise in 2021. In 2019, two to three people were becoming homeless for every one person who was successfully assisted to move from homelessness to housing in the Bay Area. We desperately need a regional homelessness prevention system to slow down the rate at which people are becoming homeless; this starts by coordinating resources and services within the region. Priority #8 aims to build upon prevention efforts and infrastructure that already exist and to create a program for coordinated service delivery. All Home has launched a pilot in three cities - Oakland, Fremont and San Francisco - to facilitate a research and data-informed approach that focuses on using new federal ERAP funding to target those who are most vulnerable to homelessness. The pilot is intended to extend into Contra Costa County later in 2021, in advance of full implementation and coverage of all nine Bay Area counties within three years. Ultimately, the goal is to blend public and private funds and bring about a higher degree of coordination among anti-eviction/displacement, rental subsidy, homelessness prevention, diversion, and rapid-rehousing programs in the region.

## Detailed call to action

- Since September 2021, All Home in partnership with RIC members and others has embarked on a consensus-building design process to launch its homelessness prevention pilot. In order to maximize the opportunity to align federal ERAP funding with homelessness prevention efforts, All Home accelerated its regional homelessness prevention efforts to launch by April 2021. The pilot is a work in progress to build consistency in best practices for risk assessment and service delivery, using a common data platform and evaluation framework. Initially the regional homelessness prevention program model will include the following services:
  - Financial assistance – flexible cash assistance, rental arrears, rental assistance, security deposit, move-in expenses, reunification or relocation expenses, transportation expenses
  - Eviction prevention/legal assistance
  - Utility assistance
  - Housing problem-solving
  - Landlord mediation and connecting residents to advocacy organizations
  - Linkages to other community resources and public benefit programs
- As the program reaches its full implementation, the following services will also be provided:
  - Assistance with housing search, placement, and stabilization, including limited term rental subsidies and case management
  - Financial counseling
  - Income stabilization through workforce development partnerships
- Implement a three-county pilot regional homelessness prevention system that is rolled out with an eye toward regional expansion to all nine Bay Area counties. The pilot offers the following elements:
  - Emphasis on reducing racial and ethnic disparities among households that are experiencing homelessness for the first time through targeted financial assistance and program design:
    - Targeting resources to racial/ethnic groups facing high rates of homelessness (in the Bay Area, Black, Indigenous, Latinx and Pacific Islander communities) and groups that don't have access to other benefit programs.
    - Meeting non-traditional needs, for instance offering interventions that stabilize support networks or kinship networks, as defined by marginalized communities, to include chosen families.
    - Addressing funding/program gaps that exist for undocumented immigrants.
    - Ensure effective and culturally relevant outreach as described above in Strategic Priority #7.
    - Reducing barriers to long-term success by connecting households to economic mobility programs and eliminating limitations on "one-time only" assistance because an ELI household may encounter one or more periods of economic shock on the way to getting back on their feet.
  - Common program elements as discussed above.
  - New, web-based data platform for applicants and service providers which includes:
    - Online financial assistance application portal

- Evidence-based risk assessment tool that promotes effective and efficient targeting of services to those who are at highest risk<sup>3</sup> of homelessness.
  - Back-end service provider module for case management, management approvals and fund disbursements.
  - Consistency in staff training in housing problem-solving/diversion techniques and learning collaboratives to promote cross- county collaboration and sharing of useful resolution ideas.
- Evaluate program efficacy of the initial three-county level programs and adapt as necessary to expand to the regional scale within three years.
- All Home, in collaboration with regional partners and local jurisdictions, will work to identify and collaborate with a regional entity with the capacity to manage a regional homelessness prevention system for the long-term. In 2020, the Bay Area Housing and Financing Authority (BAHFA) was established by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). BAHFA is positioned to provide a powerful new set of financing and policy tools to improve housing affordability and may be well suited to play this role in the future.
- Combine public and private funding streams to maximize the prevention system's function and flexibility At the federal, state and local levels, there are many programs that support homelessness prevention, each having slightly different eligibility and other requirements – Emergency Solutions Grants (ESG and ESG-CV), Community Development Block Grants (CDBG and CDBG-CV), new U.S. Treasury Emergency Rental Assistance Program (ERAP), State Homeless, Housing, Assistance and Prevention (HHAP), CalWorks Homeless Assistance Program, local tax measure funds that are required to be spent on homelessness prevention. These funding streams should be streamlined so that they can be used more flexibly and holistically to keep people housed. Currently, private and philanthropic funds are used to fill gaps and provide the flexibility for the program to meet each household's needs. The goal of a regional homelessness prevention program is to leverage these funds in the creation of a public-private partnership that weaves together a stronger, more viable safety net that is truly available and capable of preventing a household from becoming homeless or quickly assisting with the resources necessary to find alternative housing, regardless of where one lives in the Bay Area.

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<sup>3</sup> Female Head of Household, pregnancy, child younger than two, history of public assistance, eviction threat, high mobility in last year, history of protective services, high conflict in household, disruptions as a child (e.g. foster care, shelter history as youth), shelter history as an adult, recent shelter application, seeking to reintegrate into community from an institution, high number of shelter applications.

## IMPACT METRICS & TRACKING

We have developed a series of impact metrics to track progress against our 8 strategic priorities, while systematically advancing All Home's vision and informing forthcoming work. These metrics will be reviewed on a regular cadence and progress will be shared back to counties, stakeholders, and RIC members.

- **Overall**- Reduce unsheltered homelessness by 75% by 2024, overall homelessness by 75% by 2030
- **System flow**- % of new episodes, PIT count, eviction rate, # of days between shelter and permanent exits
- **Availability**- # of interim housing units, # of permanent housing solution units, # of prevention interventions by 2024 and 2030, utilization rate over time (match of resources available to interventions needed in each category)
- **Diversity**- Homelessness population segmentation and population comparison by race/gender/age to reduce disparity
- **Employment**- ELI unemployment rate, income levels
- **Data**- Consistency in format and metrics across region, clear indicators of coordinated efforts among Bay Area counties
- **Revenue**- Match of funding available with needs to implement priorities

Furthermore, we will track stakeholder perceptions of progress through an annual survey to RIC members to measure the extent to which they believe goals are being met. We will also convene counties on a quarterly basis, and other stakeholder groups on an ad hoc basis, to review progress and identify barriers to be mitigated. We will also draw on those with lived experience to understand their perceptions of system efficacy (access to resources, employment opportunities, etc.) and provide real-time tracking.

HomeBase research finds that a regional data sharing system would enhance the ability of jurisdictions and care providers to conduct local planning, measure outcomes and investment impacts, and support care and support coordination. Data enrichment options that allow identifiable client-level data sharing across jurisdictions would have an even greater impact by creating opportunities to coordinate across systems of care—ensuring individuals have continuity without having to restart the process of seeking help every time they transition to a new location.

Therefore, it may be helpful to establish a regional data sharing system utilizing existing research and tools developed by Homebase to enhance the ability of jurisdictions and care providers to conduct local planning, measure outcomes and investment impacts, and support care and support coordination across cities and counties.

Cumulatively, advancement across these metrics will enable the broader social change we are committed to enacting: increasing racial equity, inclusivity of all communities, greater economic and social mobility, shifting our paradigm to recognize ELI people's value, and highlighting regionalism as imperative to driving progress.



# INTRODUCTION TO THE REGIONAL IMPACT COUNCIL

## LETTER FROM THE CO-CHAIRS

The Regional Impact Council (RIC) convened in 2020, when our members – from across the Bay Area – organized around the belief that homelessness can be rare, brief, and non-recurring for those that experience it. We believe a coordinated regional response is needed to advance system level changes to solve poverty, housing insecurity, racial inequity and homelessness crisis facing our region and state.

The COVID-19 pandemic has exacerbated the already large chasm in economic equality and mobility in the Bay Area, impacting vulnerable communities that are disproportionately Black, brown, Indigenous and low income. As a region our experience of COVID-19 is unequal. For affluent professional workers, the recession's direct economic impact has been minimal. Indeed, the wealth of some in the professional class has gone up since the pandemic. For Black, brown and Indigenous communities and extremely low-income populations, this recession is worse than the Great Financial Crisis of 2008-2010. The true impact of historic unemployment, racial injustice, and the continued economic pressure on small businesses will be an uphill challenge. The magnitude of these changes has forced us to explore systemic solutions previously deemed too bold. We must seek new solutions and advance them more quickly than what the Bay Area's jurisdictions have tried before.

The RIC complements existing efforts around homelessness and housing by bringing together key stakeholders, and policymakers across a diversity of communities and sectors including representatives from the state legislature, local government, non-profit organizations, the business community and private philanthropy with their collective assets to achieve population-level regional outcomes.

The urgency has never been greater, and we are eager to get to work. We view the Bay Area's regional response to the COVID-19 pandemic as an example of what our region can accomplish when we join together to address a shared challenge. After the current public health crisis, we will remain committed to our goals: house and stabilize those experiencing or at risk of homelessness, prevent future episodes of homelessness, and create economic prosperity across the region so that ELI individuals and families can thrive in the Bay Area.



**Derecka Mehrens**  
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Working Partnerships USA



**Jonathan Fearn**  
Senior Development Director,  
Greystar



**Joshua Simon**  
Chief Executive Officer, East  
Bay Asian Location  
Development Corporation



**Sherilyn Adams**  
Executive Director  
Larkin Street Youth Services

## RIC MEMBERS

### REGIONAL IMPACT COUNCIL MEMBERS

The RIC is a coalition across the nine-county Bay Area. The council includes 85 leaders that work in state and local legislation, direct service provision, affordable housing, labor, economic mobility, racial equity and private sector businesses.

Our collective goal: Share, develop and mobilize against regional solutions to House and Stabilize, Prevent, and enable our most vulnerable populations to Thrive.

#### CO-CHAIRS

**Derecka Mehrens**, Chief Executive Officer, Working Partnerships USA

**Jonathan Fearn**, Senior Development Director, Greystar

**Joshua Simon**, Chief Executive Officer, EBALDC

**Sherilyn Adams**, Executive Director, Larkin Street Youth Services

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**David Chiu**, State Assemblymember, California

**Diana Reddy**, City Councilmember, Redwood City

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**Lindsay Haddix**, Housing Initiatives Program Manager, Facebook  
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**Ophelia Basgal**, Vice-Chair, San Francisco Foundation Board  
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**Jay Banfield**, Chief Economic Mobility Officer

**Joanne Karchmer**, Chief Impact Officer

**Terrance Thompson**, Director, Regional Homelessness Prevention System



# ACKNOWLEDGEMENTS

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# GLOSSARY

## **AB – 15** – COVID-19 relief: Tenancy: Tenant Stabilization Act of 2021

*This bill would extend the definition of “COVID-19 rental debt” as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and December 31, 2021. The bill would also extend the repeal date of the act to January 1, 2026. The bill would make other conforming changes to align with these extended dates. By extending the repeal date of the act, the bill would expand the crime of perjury and create a state-mandated local program. (CA legislature)*

## **AB – 16** – Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021

*This bill would state the intent of the Legislature to enact the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021 to address the long-term financial impacts of the COVID-19 pandemic on renters, small landlords, and affordable housing providers, ensure ongoing housing stability for tenants at risk of eviction, and stabilize rental properties at risk of foreclosure. This bill would include legislative findings and declarations in support of the intended legislation. (CA legislature)*

## **AB – 3088** – Tenancy: rental payment default: Mortgage forbearance: state of emergency: COVID-19

*This bill, the Tenant, Homeowner, and Small Landlord Relief and Stabilization Act of 2020, would, among other things, until January 1, 2023, additionally apply those protections to a first lien mortgage or deed of trust that is secured by residential real property that is occupied by a tenant, contains no more than four dwelling units, and meets certain criteria, including that a tenant occupying the property is unable to pay rent due to a reduction in income resulting from the novel coronavirus. (CA legislature)*

## **AMI** – Average Monthly Income

*Most federal and State housing assistance programs set maximum incomes for eligibility to live in assisted housing, and maximum rents and housing costs that may be charged to eligible residents, usually based on their incomes. HUD’s limits are based on surveys of local area median income (AMI)*

## **CA BCSHA** – California Business, Consumer Services and Housing Agency

*The Business, Consumer Services and Housing Agency assists and educates consumers regarding the licensing, regulation, and enforcement of professionals and businesses in California.*

## **CalHFA** – California Housing Finance Agency

*Established in 1975, CalHFA was chartered as the state’s affordable housing lender. The Agency’s Multifamily Division finances affordable rental housing through partnerships with jurisdictions, developers and more, while its Single Family Division provides first mortgage loans and down payment assistance to first-time homebuyers.*

## **CEQA** – CEQA – California Env. Quality Act

*CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.*

*The purpose of CEQA is to: Disclose to the public the significant environmental effects of a proposed discretionary project, through the preparation of an Initial Study (IS), Negative Declaration (ND), or Environmental Impact Report (EIR). (CA Office of Planning and Research)*

**CDBG-CV** – CARES Relief Community Development Block Grants

*Congress provided \$5 billion in the CARES Act for the Community Development Block Grant (CDBG) program to states, metropolitan cities, urban counties, and insular areas. (HUD)*

**CDLAC** – California Debt Limit Allocation Committee

*CDLAC's programs are used to finance affordable housing developments for low-income Californians, build solid waste disposal and waste recycling facilities, and to finance industrial development projects (CA State Treasurer's Office)*

**ESG-CV** – CARES Relief Emergency Solutions Grants

*These special ESG-CV funds are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance. The funds will also support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19. (HUD)*

**HCD** – California Department of Housing and Community Development

*The California Department of Housing and Community Development awards loans and grants to public and private housing developers, nonprofit agencies, cities, counties, state and federal partners. This money supports the construction, acquisition, rehabilitation, and preservation of affordable rental and ownership homes, provides permanent supportive housing options as well as stable, safe shelter for those experiencing homelessness. (HCD)*

**HUD** – US Department of Housing and Urban Development

**LI, VLI, ELI** – Low Income, Very Low Income and Extremely Low Income

*Low-income applicants earn less than 80% of the area median*

*Very low-income applicants earn less than 50% of the area median*

*Extremely low-income earn less than 30% of the area median*

**NGO** – Non-government Organization

**PHA** – Public Housing Authority

*The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. (HUD)*

**PSH** – Permanent Supportive Housing

*Permanent Supportive Housing (PSH) is a model that combines low-barrier affordable housing, health care, and supportive services to help individuals and families lead more stable lives. PSH typically targets people who are*

*homeless or otherwise unstably housed, experience multiple barriers to housing, and are unable to maintain housing stability without supportive services. (National Health Care for the Homeless Center)*

**TCAC – California Tax Credit Allocation Committee**

*The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to promote private investment in affordable rental housing for low-income Californians. (CA State Treasurer's Office)*

**Section 8 / HCV – Section 8 Housing Vouchers**

*The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Expanded rental assistance like the Housing Choice Voucher (HCV) program is a substantial component of any strategy to address the severe housing shortage and instability faced by ELI renters. Seventy-three percent of current HCV recipients are extremely low-income (HUD, 2018).*





# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

---

**File #:** 21-0852      **Version:** 1      **Name:**

**Type:** Report      **Status:** Informational

**File created:** 5/24/2021      **In control:** ABAG General Assembly

**On agenda:** 6/25/2021      **Final action:**

**Title:** Panel Discussion

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Panel Discussion

Jesse Arreguin, Heather Peters, Daniel Saver, Tomiquia Moss

Informational



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

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**File #:** 21-0853      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Informational  
**File created:** 5/24/2021      **In control:** ABAG General Assembly  
**On agenda:** 6/25/2021      **Final action:**  
**Title:** Question and Answer Session with ABAG Delegates  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Question and Answer Session with ABAG Delegates

Jesse Arreguin

Informational



# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

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**File #:** 21-0854      **Version:** 1      **Name:**

**Type:** Report      **Status:** Informational

**File created:** 5/24/2021      **In control:** ABAG General Assembly

**On agenda:** 6/25/2021      **Final action:**

**Title:** Brief Summary of Local Government Services (LGS) Programs: POWER, BayREN, San Francisco Estuary Partnership, Advancing California Finance Authority, and Regional Trails

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [5a LGS Presentation.pdf](#)

Date	Ver.	Action By	Action	Result
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Brief Summary of Local Government Services (LGS) Programs: POWER, BayREN, San Francisco Estuary Partnership, Advancing California Finance Authority, and Regional Trails

Brad Paul

Informational



# Overview of Local Governments Services Benefitting ABAG members

June 25, 2021



# Founded in 1961



- As joint powers authority (JPA) to address common challenges from a regional perspective
- Foster partnerships among local jurisdictions
- Provide *Local Government Services* to its members



# ABAG Local Government Services

- ABAG POWER
- BayREN
- SF Estuary Partnership
- ABAG Finance Authority (FAN/ACFA)
- Regional Trails Program (Bay and Water Trails)



# ABAG Power

## About

- 22<sup>nd</sup> Year of Operation
- Local Gov't Leadership in Energy Procurement / Management
- Natural Gas Purchasing & Transportation
- 38 Participating Members



## Program Goals

- Cost Savings
- Price Stability
- Services to Communities
- Environmental Sustainability



## Single Family

- Free step-by-step technical assistance to consumers & contractors for energy & water efficiency programs
- Rebates, education & outreach

## Multifamily

- Technical assistance to property owners for energy upgrades & rebates

## Codes & Standards

- Advocacy & support for green building codes
- Trainings to governments on standards & best practices

## Commercial

- Options to assist business with energy projects

**BAY AREA** Regional Energy Network

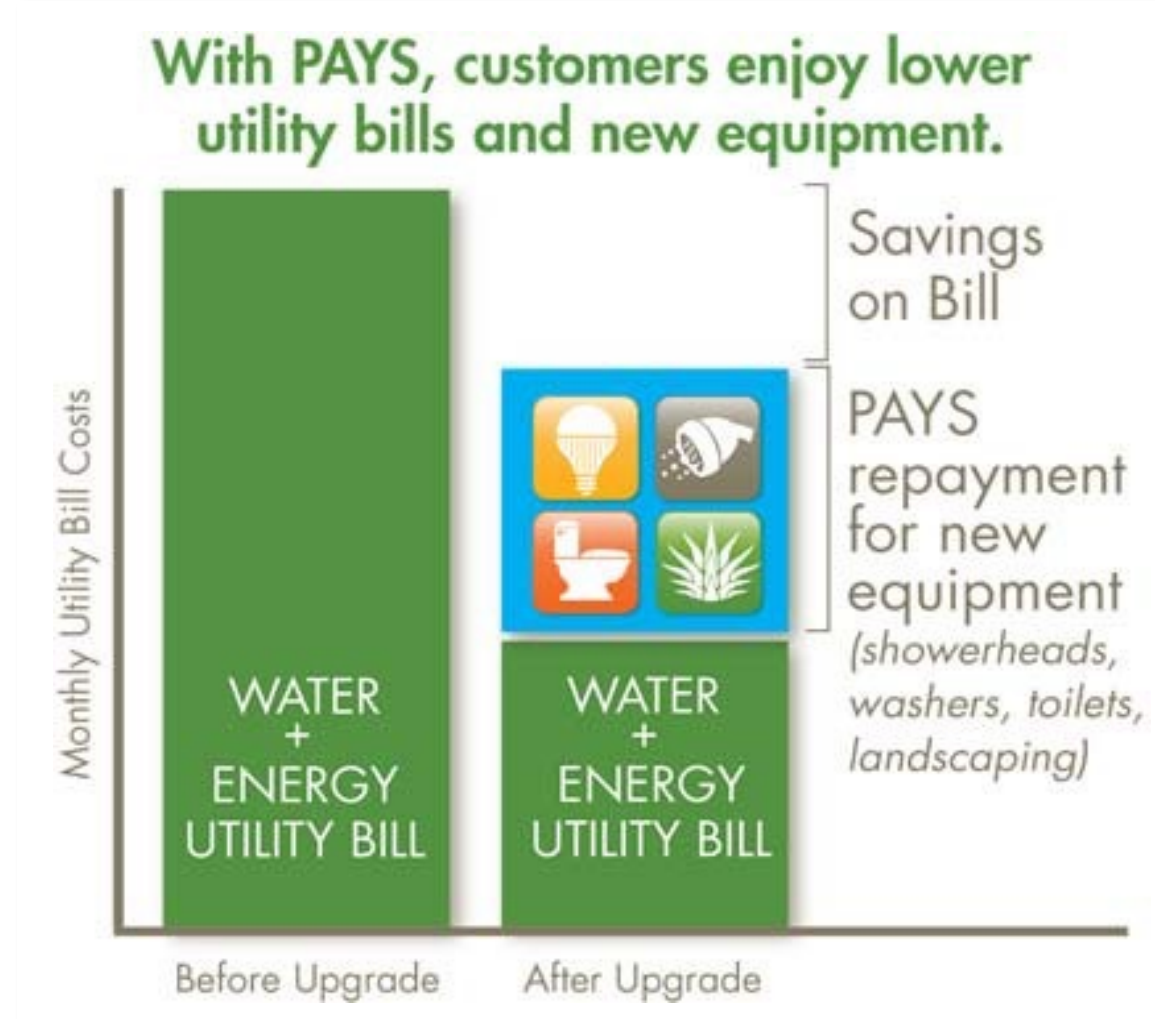




# Water Upgrades \$ave Program

Allows water utilities to install improvements field tested in Windsor and Hayward

- No up-front payment, credit checks, or liens
- Monthly surcharge lower than savings
- Pay only while a customer at that location



# SF Estuary Partnership (SFEP)

- One of 28 federal “estuaries of national significance”
- Bolster resilience of ecosystems, shorelines, and communities to prepare for climate change
- Improve water quality/quantity of fresh water
- **SF Bay Restoration Authority (\$25M/year)**
  - Measure AA (2016) — \$12 per year parcel tax
  - staffed by SFEP and State Coastal Conservancy
- **Champion the Estuary**
  - ✓ Annual Conference
  - ✓ NEP Conference



# Advancing CA Financing Authority (ACFA)

- Since 1978, provided \$8 billion in tax-exempt financing to help meet needs of public agencies and their nonprofit partners
- **Financings constructed/preserved/refinanced**
  - 12,000 units of housing
  - Schools
  - Hospitals and clinics
  - Water Districts
  - Municipal Infrastructure
  - Museums
  - CFDs



# ACFA Key Benefits

- Simple, fast and low-cost financing
- Staff expertise in local land use/housing issues
- Fee revenue supports ABAG/Local Government Services





# San Francisco Bay Trail

- Began in 1989
- Vision for 500 miles of bike/pedestrian paths around the Bay
- To date, 360 miles (72%) complete



# San Francisco Bay Trail

**Three ABAG/MTC staff and 30-member non-profit board coordinate work**

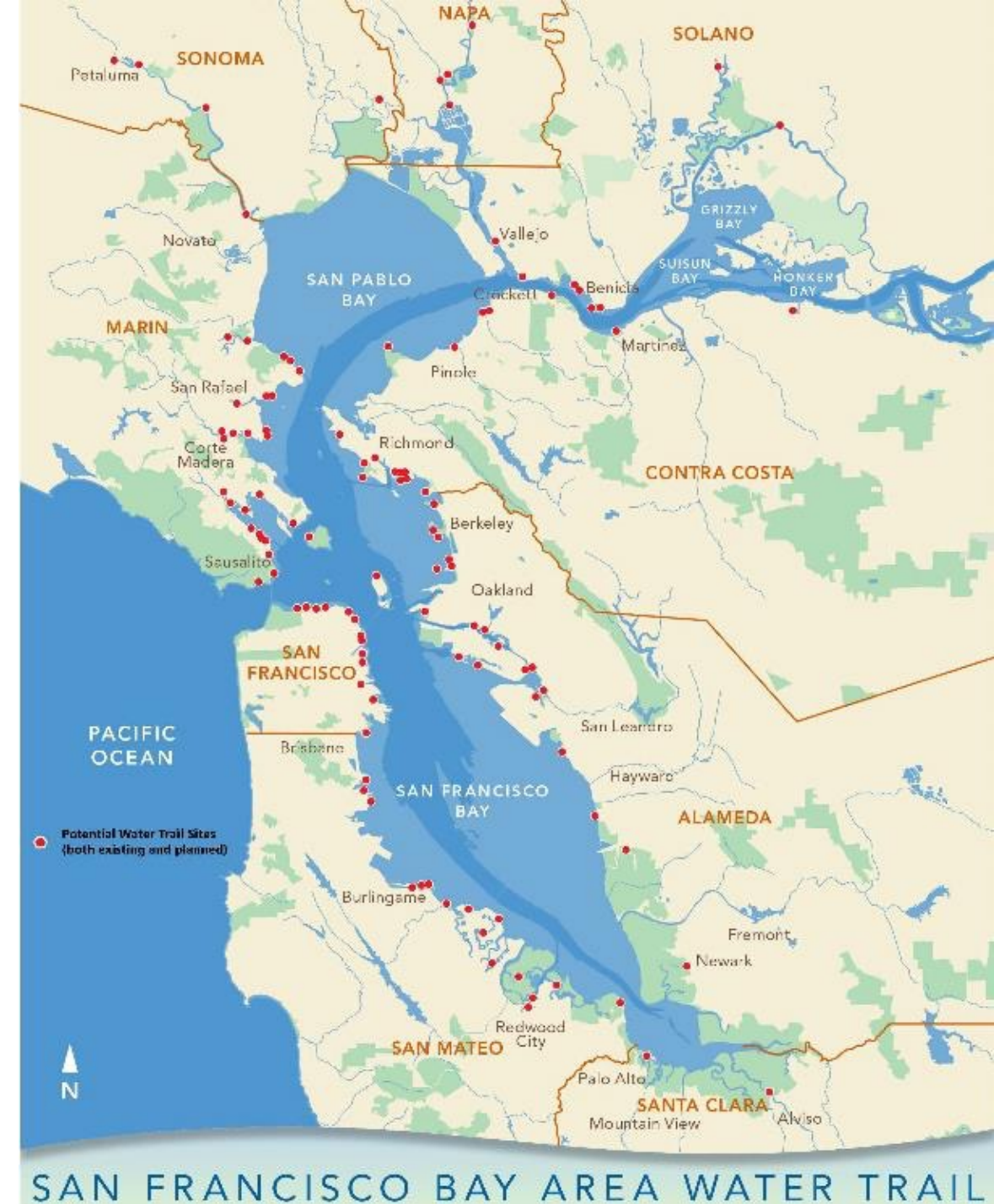
- Need \$1.4 billion for last 140 miles, \$230 million over next five years
- Integrated into larger, agency wide *active mobility* work and funding





# Bay Area Water Trail

- Network of launching/landing sites around the Bay for non-motorized small boats
- Links over 500-square miles of navigable waters -- by far the region's **largest open space**



# Resources

More information  
available at [abag.ca.gov](http://abag.ca.gov)

 Association of  
Bay Area Governments

About ABAGOur WorkTools & ResourcesMeetings & EventsNews



Business along Broadway, Burlingame

## Association of Bay Area Governments

ABAG stands for the Association of Bay Area Governments. Our mission is to strengthen cooperation and collaboration across local governments to build healthier, stronger communities.

ABAG is part regional planning agency and part local government service provider. We accomplish our goals by providing planning services and cost-effective ABAG member services to local governments struggling with rising costs and diminishing incomes.



### ABAG GA - JUNE 25

The next ABAG General Assembly will be on Friday, June 25<sup>th</sup>, from 9:00 a.m. to 12 noon as an online meeting. The business meeting requires a quorum of General Assembly members to review and approve the ABAG Budget and Work Program for the coming year. Designed for elected officials and staff, the rest of the meeting examines the Value of Regional Partnerships with presentations on ABAG activities.

[Register here](#) for the conference and business meeting. Additional information is available on the [GA page](#) and on the [meetings page](#).





## HOUSING

RHNA - Regional Housing Needs Allocation

BAHFA - Bay Area Housing Finance Authority

Housing Technical Assistance Program

## LAND USE

Horizon

Plan Bay Area 2050

PDA - Priority Development Areas

PCA - Priority Conservation Areas

PPA - Priority Production Areas

Forecasts & Projections

## ENERGY & INFRASTRUCTURE

ABAG POWER

BayREN - Bay Area Regional Energy Network

## FINANCING

ACFA - Advancing California Finance Authority

FAN - Finance Authority for Nonprofit Corporations

## PROJECTS

San Francisco Bay Trail

San Francisco Bay Area Water Trail

San Francisco Estuary Partnership

San Francisco Bay Restoration Authority

## RESILIENCE

Data & Research

Planning

Policy

Funding

Implementation

San Francisco Estuary Partnership

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[www.abag.ca.gov](http://www.abag.ca.gov)





Local Governments Empowering Our Communities

Residents

Multifamily

Workforce

Business

Government

About

BayREN values your health and safety. For information about impacts to BayREN programs related to COVID-19, please visit [this page](#).



reducing  
carbon  
emissions

[www.bayren.org/](http://www.bayren.org/)

Check out the Energy Atlas 2.0



# San Francisco Bay Trail



A 500-MILE TRAIL  
AROUND THE BAY

R-SR Bridge

Buy Maps

Meetings

Trail Alerts

About the  
Trail

Get On The  
Trail

News &  
Events

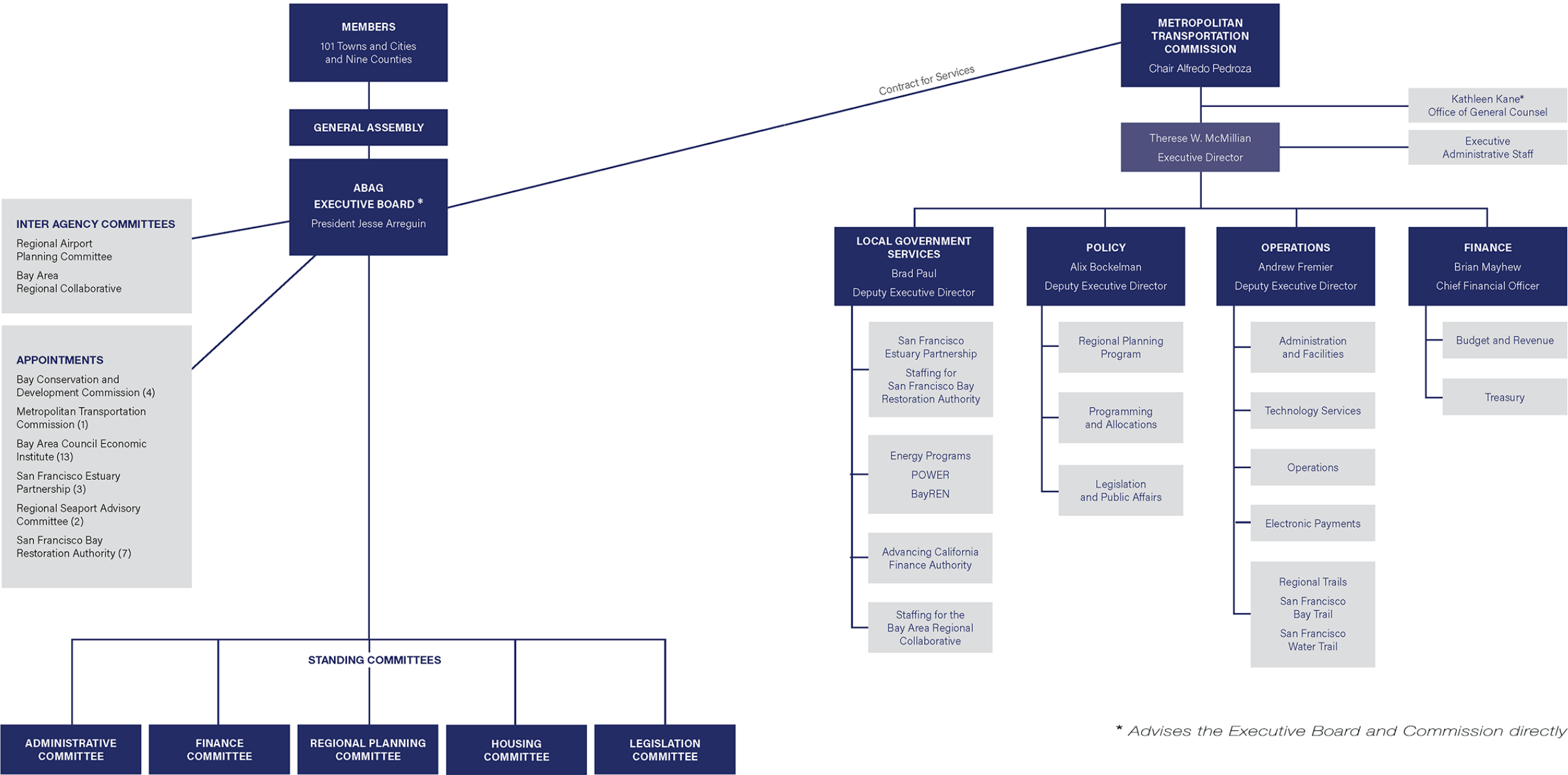
FAQs

The State of California has issued a shelter-in-place order to slow the spread of Covid-19 so that we will have the medical resources to respond to cases that do arise. If you find the need to be outdoors for physical and mental well-being, State and local health officials are recommending that you walk, run, hike, and bike in your own neighborhood and local parks while practicing social distancing of at least 6 feet. If you find that you're unable to maintain 6-feet of social distancing, find another location where the 6-foot distance can be maintained to protect your health and the health of your family and community. Please be aware that the state now **mandates face coverings**, even in outdoor settings.

[baytrail.org/](https://baytrail.org/)



# LGS Staffing Chart







# Thank you.

[Bpaul@bayareametro.gov](mailto:Bpaul@bayareametro.gov)



**Association of Bay Area Governments**

Serving the counties, cities and towns of the Bay Area since 1961