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

Meeting Agenda - Final

Bay Area Housing Finance Authority Oversight Committee

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

Thursday, July 8, 2021 | **1:00 PM** | **Board Room - 1st Floor (REMOTE)**

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

The BAHFA Oversight Committee will be meeting on July 8, 2021, 1:00 p.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/88500182282
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US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)
Webinar ID: 885 0018 2282

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 by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name in the subject line. Due to the current circumstances there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

The BAHFA Oversight Committee may act on any item on the agenda.
The meeting is scheduled to begin at 1:00 p.m.
Agenda, roster, and webcast available at https://mtc.ca.gov/
For information, contact Clerk of the Board at (415) 820-7913.

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

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

2. Public Comment

Information

3. Chairs' Reports

Information

4. Executive Director's Report

Information

5. ABAG Housing Committee Consent Calendar

5.a. 21-0938 Approval of ABAG Housing Committee Minutes of May 13, 2021

Action: ABAG Housing Committee Approval

Presenter: ABAG Clerk of the Board

Attachments: 05a HC Minutes 20210513 Draft.pdf

6. BAHFA Oversight Committee Consent Calendar

6.a. 21-0939 Approval of BAHFA Oversight Committee Minutes of April 29, 2021

Action: BAHFA Oversight Committee Approval

Presenter: Secretary

Attachments: 06a BAHFA OC Minutes 20210429 Draft.pdf

7. State and Federal Housing Updates

7.a. 21-0940 Update on Recent Activities Related to State and Federal Housing Priorities

Action: Information

Presenter: Daniel Saver

Attachments: 07a 1 Summary Sheet State and Federal Housing Updates.pdf

8. Expanded Regional Housing Portfolio and BAHFA Business Plan Procurement Update

8.a. 21-0941 Status Update on the Procurement to Secure Consulting Services for a Business Plan for the Expanded Regional Housing Portfolio and the Bay Area Housing Finance Authority

Action: Information

Presenter: Daniel Saver

Attachments: 08a 1 Summary Sheet BAHFA Business Plan Procurement Update.pdf

08a 2 BAHFA Business Plan Presentation.pdf

9. Regional Affordable Housing Pipeline Update

9.a. 21-0942 Status Update on the Regional Affordable Housing Pipeline Database

Action: Information

Presenter: Daniel Saver

Attachments: 09a 1 Summary Sheet Affordable Housing Pipeline Update.pdf

09a 2 Attachment A Pipleine Pilot Program.pdf

09a 3 Attachment B Affordable Housing Pipeline Summary Chart.pdf

09a 4 Attachment C Presentation Enterprise Community Partners.pdf

09a 5 Handout Enterprise Community Pipeline Brief June 2021 Final.pdf

10. Regional Housing Technical Assistance Program Update – Affirmatively Furthering Fair Housing

10.a. 21-0943 Report on the Regional Housing Technical Assistance (RHTA) Program's Affirmatively Further Fair Housing (AFFH) Module - Overview of Legislation, New Requirements, and Regional Products to assist Local Jurisdictions with Housing Element Updates

Action: Information

Presenter: Daniel Saver

Attachments: 10a 1 Summary Sheet REAP Housing TA_AFFH Module v4.pdf

10a 2 Attachment A HCD Checklist for AFFH in Housing Elements .pdf

10a 3 Attachment B REAP Housing TA_AFFH Module Presentation v5.pdf

11. Community Engagement Assistance for Cities and Counties on Housing Element Updates

11.a. 21-0944 Report on ABAG's Regional Housing Technical Assistance Community Engagement Program - Overview of Resources and Assistance to help Cities and Counties Conduct Authentic and Equitable Public Engagement on Housing Element Updates

Action: Information

Presenter: Daniel Saver

Attachments: 11a 1 RHTA Community Engagement Summary Sheet v3.pdf

11a 2 Attachment A RHTA Community Engagement Presentation v3.pdf

11a 3 Attachment B What is a Housing Element.pdf

11a 4 Attachment C Housing Element Timeline.pdf

12. Adjournment / Next Meeting

The next joint meeting of the ABAG Housing Committee and BAHFA Oversight Committee will be announced. The next regular meeting of the ABAG Housing Committee is on October 14, 2021.

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

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

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

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

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

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

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

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

Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	21-0938	**Version:**	1	**Name:**	
Type:	Report			**Status:**	Committee Approval
File created:	7/8/2021			**In control:**	ABAG Housing Committee
On agenda:				**Final action:**	
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Sponsors:					
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Code sections:					
Attachments:	05a HC Minutes 20210513 Draft.pdf				

Date	Ver.	Action By	Action	Result

Approval of ABAG Housing Committee Minutes of May 13, 2021

ABAG Clerk of the Board

ABAG Housing Committee Approval

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

Meeting Minutes - Draft

ABAG Housing Committee

Chair, Lori Wilson, Mayor, City of Suisun City
Vice Chair, Carlos Romero, Mayor, City of East Palo Alto

Thursday, May 13, 2021 | **1:00 PM** | **Board Room -- 1st Floor (REMOTE)**

Association of Bay Area Governments
Housing Committee
Special Meeting

The ABAG Housing Committee may act on any item on the agenda.
The meeting is scheduled to begin at 1:00 p.m.
Agenda, roster, and webcast available at https://abag.ca.gov
For information, contact Clerk of the Board at (415) 820-7913.

Roster
Jesse Arreguin, Nikki Fortunato Bas, David Canepa, Cindy Chavez, Pat Eklund, Maya Esparza, Gordon Mar, Karen Mitchoff, Belia Ramos, Carlos Romero, Lori Wilson

1. Call to Order / Roll Call / Confirm Quorum

Chair Wilson called the meeting to order at about 1:01 p.m. Quorum was present.

Present: 8 - Arreguin, Bas, Canepa, Eklund, Mitchoff, Ramos, Romero, and Wilson L

Absent: 3 - Chavez, Esparza, and Mar

2. Public Comment

3. Committee Member Announcements

4. Chairs' Reports

4.a. 21-0597 ABAG Housing Committee Chair's Report for May 13, 2021

Chair Wilson gave the report.

5. Executive Director's Report

5.a. 21-0598 Executive Director's Report for May 13, 2021

Brad Paul gave the report.

6. ABAG Housing Committee Consent Calendar

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

Aye: 7 - Arreguin, Canepa, Eklund, Mitchoff, Ramos, Romero, and Wilson L

Absent: 3 - Chavez, Esparza, and Mar

Abstain: 1 - Bas

6.a. 21-0599 Approval of ABAG Housing Committee Minutes of April 29, 2021

7. Regional Planning Consulting Bench

7.a. 21-0400 Approval of Consultant Bench: 2021 Regional Planning Bench-Cycle 1

(4LEAF, Inc.;Aaron Welch Planning; Acterra: Action for a Healthy Planet; AECOM Technical Services, Inc. ; Alex San Andres; Alta Planning + Design, Inc.; Amira Jackmon; Applied Technology Council; ARUP Americas, Inc. ; Ascent Environmental, Inc.; Atkins North America, Inc.; BAE Urban Economics, Inc.; Baird + Driskell Community Planning; Bang the Table USA LLC; Noelle Bonner (dba Bonner Communications LLC; Center for Creative Land Recycling; CHS Consulting, Inc. (dba CHS Consulting Group); Circlepoint, Inc.; Civic Edge Consulting; CivicKnit; CivicMakers, LLC; Community Design + Architecture, Inc.; Corey, Canapary & Galanis; Craft & Commerce, LLC; Dahlin Group, Inc.; DIALOG Design LP; Diana R. Elrod Consulting; DKS Associates; Economic & Planning Systems, Inc.; Economic Consultants Oregon LTD (dba ECONorthwest); EMC Planning Group Inc; EMC Research, Incorporated; Enterprise Community Partners, Inc. (dba Enterprise Community Partners); Environmental Science Associates; Evan Brooks Associates, Inc. (dba Evans Brooks Associates; Fehr & Peers; Forsyth Street Advisors; Frontier Energy, Inc.; W. Arthur Gensler (dba Gensler), Jr & Associates, Inc.; William R. Gray and Company, Inc. (dba Gray-Bowen-Scott).; David S Greensfelder (dba Greensfelder Commercial Real Estate LLC); Hassell Design LTD; Hatch Associates Consultants, Inc.; Houseal Lavigne Associates, LLC; HR&A Advisors, Inc.; IBI Group, A California Partnership (dba IBI Group); Impact Sciences; Iveywood Consulting; James F. Lima (dba James Lima Planning + Development); Kearns & West, Inc; Kimley-Horn and Associates, Inc.; Kittelson & Associates, Inc.; Land Econ Group LLC; LeSar Development Consultants; Management Partners, Incorporated; Meyers, Nave, Riback, Silver & Wilson, A Professional Corporation; METROPOLITAN PLANNING GROUP; Michael Baker International, Inc.; Moore Iacofano Goltsman, Inc.; Mintier Harnish, LP; Mithun, Inc.; Nelson\Nygaard Consulting Associates, Inc.; Next Steps Marketing; Opticos Design, Inc.; Page Southerland Page, Inc.; Perkins+Will, Inc.; PlaceWorks, Inc. (dba PlaceWorks); Raimi + Associates, Inc.; Laura Crescimano (RC Design Collaborative, LLC dba SITELAB urban studio); Redhill Group Inc.; Resource Development Associates, Inc.; Rincon Consultants, Inc.; RSG, Inc.; Sam Schwartz Engineering, D.P.C.; Deborah E. Schechter (dba Schecter Consulting); SERA Architects, Inc. (dba SERA Design and Architecture, Inc.); SmithGroup; Sperry Capital Inc.; Steer Davies & Gleave Inc.; Strategic Economics; Symbium Corp.; SZS Engineering Access Inc.; Terner Housing Innovation Labs, Inc; The Concord Group, LLC; T J K M (dba TJKM Transportation Consultants); Toole Design Group, LLC; Trillium Advisors, LLC; Urban Land Institute; Urban Planning Partners; UrbanFootprint, Inc.; Vila Civil, APC; Woodsong Associates; Wallace Roberts & Todd, LLC; WSP USA Inc.)

A request for Committee approval of a pre-qualified Regional Planning Bench of consultants summarized in Attachment A ("Bench") to provide as-needed planning consulting services to MTC, the Association of Bay Area Governments (ABAG), the Bay Area Housing Finance Authority (BAHFA), and 109 local governments in the Bay Area, including for grants administered through the Priority Development Area and Regional Housing Technical Assistance Programs (PDA Programs). The term of the Bench is through December 30, 2023, with an option to extend for an additional two years to December 30, 2025.

Heather Peters gave the report.

Upon the motion by Romero and second by Canepa, the ABAG Housing Committee recommended ABAG Executive Board approval of the pre-qualified consultants identified in Attachment A for the Regional Planning Bench to provide planning consultant assistance services in the specified categories on an as-needed basis, for a period through December 30, 2023, with an option to extend for an additional two years to December 30, 2025. The motion passed unanimously by the following vote:

Aye: 8 - Arreguin, Bas, Canepa, Eklund, Mitchoff, Ramos, Romero, and Wilson L

Absent: 3 - Chavez, Esparza, and Mar

8. REAP Local Jurisdiction Funding

8.a. 21-0600 Adoption of Resolution No. 06-2021, to suballocate $1 million of Regional Early Action Planning (REAP) funds to local jurisdictions as described in Attachment A and to allocate $470,000 of REAP funds for regional VMT Policy Working Groups, and authorization of the Executive Director of the Metropolitan Transportation Commission (MTC), or her designee, on behalf of the Association of Bay Area Governments, to negotiate and enter into REAP funding agreements

Heather Peters gave the report.

Upon the motion by Romero and second by Arreguin, the ABAG Housing Committee recommended Executive Board adoption of Resolution No. 06-2021—Allocation of Regional Early Action Planning (REAP) Funds and authorization of the Executive Director of the Metropolitan Transportation Commission (MTC), or her designee, on behalf of the Association of Bay Area Governments, to negotiate and enter into REAP funding agreements. The motion paased unanimously by the following vote:

Aye: 8 - Arreguin, Bas, Canepa, Eklund, Mitchoff, Ramos, Romero, and Wilson L

Absent: 3 - Chavez, Esparza, and Mar

9. Adjournment / Next Meeting

Chair Wilson adjourned the meeting at about 1:48 p.m. The next regular meeting of the ABAG Housing Committee is on July 8, 2021.

Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	21-0939	**Version:**	1	**Name:**	
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File created:	6/16/2021			**In control:**	Bay Area Housing Finance Authority Oversight Committee
On agenda:	7/8/2021			**Final action:**	
Title:	Approval of BAHFA Oversight Committee Minutes of April 29, 2021				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	06a BAHFA OC Minutes 20210429 Draft.pdf				

Date	Ver.	Action By	Action	Result

Approval of BAHFA Oversight Committee Minutes of April 29, 2021

Secretary

BAHFA Oversight Committee Approval

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

Meeting Minutes - Draft

Bay Area Housing Finance Authority Oversight Committee

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

Thursday, April 29, 2021 | **2:00 PM** | **Board Room – 1st Floor (REMOTE)**

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

The BAHFA Oversight Committee may act on any item on the agenda.
The meeting is scheduled to begin at 2:00 p.m.
Agenda, roster, and webcast available at https://bayareametro.gov
For information, contact Clerk of the Board at (415) 820-7913.

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

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

BAHFA Oversight Committee Chair Schaaf called the meeting to order at about 2:02 p.m. Quorum of the ABAG Housing Committee was present. Quorum of the BAHFA Oversight Committee was present.

Present: 6 - Abe-Koga, Canepa, Rabbitt, Ronen, Schaaf, and Worth

Absent: 1 - Glover

2. Public Comment

3. Committee Member Announcements

The following gave announcements: Pat Elklund.

4. Chairs' Reports

4.. 21-0394 Joint ABAG Housing Committee and BAHFA Oversight Committee Chairs' Report for April 29, 2021

Chair Schaaf gave the report.

5. Executive Director's Report

5.a. 21-0395 Executive Director's Report for April 29, 2021

Therese McMillan gave the report.

6. ABAG Housing Committee Consent Calendar

The ABAG Housing Committee took action on this item.

6.a. 21-0396 Approval of ABAG Housing Committee Minutes of January 7, 2021

7. Expanded Regional Housing Portfolio

7.a. 21-0397 Update on Expanded Regional Housing Portfolio-Report summarizing the last six months of work to launch the Expanded Regional Housing Portfolio and the Bay Area Housing Finance Authority (BAHFA)

Daniel Saver gave the report.

8. Regional Impact Council

8a. 21-0398 Overview of the Regional Impact Council-a multi-stakeholder group convened by All Home to develop a regional approach to end homelessness in the Bay Area

Tomiquia Moss and Ken Kirkey, All Home, gave the report.

9. Regional Housing Technical Assistance Program

9.a. 21-0399 Report on New Regional Data Tools for Local Housing Planning-Overview of regional data tools developed to assist local jurisdictions with adopting compliant Housing Elements

Somaya Abdelgany and Michael Ziyambi gave the report.

10. Adjournment / Next Meeting

Chair Schaaf adjourned the meeting at about 3:57 p.m. The next joint meeting of the ABAG Housing Committee and the BAHFA Oversight Committee will be announced. The next special meeting of the ABAG Housing Committee is on May 13, 2021.

Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

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Title:	Update on Recent Activities Related to State and Federal Housing Priorities				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	07a 1 Summary Sheet State and Federal Housing Updates.pdf				

Date	Ver.	Action By	Action	Result

Update on Recent Activities Related to State and Federal Housing Priorities

Daniel Saver

Information

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Association of Bay Area Governments
Housing Committee

Bay Area Housing Finance Authority
Oversight Committee

July 8, 2021

Agenda Item 7.a.

State and Federal Housing Updates

Subject: Update on Recent Activities Related to State and Federal Housing Priorities

Report: During the Committee meeting, staff will provide an oral report on relevant activities and advocacy, including the Bay Area Housing Finance Authority funding request in the FY 2021-22 State Budget as well as potential funding opportunities with the federal government.

Issues: None

Recommendation: Information

Attachments: None

Reviewed:

Therese W. McMillan

Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	21-0941	**Version:**	1	**Name:**	
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File created:	6/16/2021			**In control:**	ABAG Housing Committee
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Title:	Status Update on the Procurement to Secure Consulting Services for a Business Plan for the Expanded Regional Housing Portfolio and the Bay Area Housing Finance Authority				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	08a 1 Summary Sheet BAHFA Business Plan Procurement Update.pdf 08a 2 BAHFA Business Plan Presentation.pdf				

Date	Ver.	Action By	Action	Result

Status Update on the Procurement to Secure Consulting Services for a Business Plan for the Expanded Regional Housing Portfolio and the Bay Area Housing Finance Authority

Daniel Saver

Information

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Association of Bay Area Governments
Housing Committee

Bay Area Housing Finance Authority
Oversight Committee

July 8, 2021

Agenda Item 8.a.

Expanded Regional Housing Portfolio and BAHFA Business Plan Procurement Update

Subject: Status Update on the Procurement to Secure Consulting Services for a Business Plan for the Expanded Regional Housing Portfolio and the Bay Area Housing Finance Authority

Background: In June 2020, the Commission and the ABAG Executive Board approved an initial strategic framework for an Expanded Regional Housing Portfolio to deepen the inter-agency partnership on housing issues, in part catalyzed by the launch of the Bay Area Housing Finance Authority (BAHFA). The framework established a work plan that included as a near-term step the procurement of consultant services for a Business Plan to evaluate large-scale future housing activities enabled by potentially significant future capital revenue, including from a regional ballot measure. The Business Plan will serve as a roadmap for creative yet sustainable activities with an emphasis on achieving equitable housing outcomes, developing innovative financing options, and identifying the staffing structures necessary to support the recommended activities.

Procurement Process

On February 10, 2021, MTC issued a Request for Proposal (RFP) for the Expanded Regional Housing Portfolio and Bay Area Housing Finance Authority Business Plan Consulting Services. The RFP was posted on MTC's website and an email advertising the opportunity was sent to 3,859 firms and individuals. On March 3, 2021, MTC hosted a virtual Proposers' Conference that was attended by 30 firms and individuals.

On the closing date for responses on April 15, 2021, MTC received three qualified proposals from Forsyth Street Advisors LLC, HR&A Advisors, Inc., and LeSar Development Consultants. Each proposal was supported by a team of subconsultants. The proposals were evaluated by a panel of MTC staff and representatives from Enterprise Community Partners, Public Advocates, and the San Francisco Housing Accelerator Fund against the following evaluation criteria:

- Understanding and Approach to completing the Project (40%)
- Qualifications and Experience (35%)

- Cost Effectiveness, including reasonableness of hourly rates and resource allocation (20%)

- Presentation, as evidenced by written and oral communication skills demonstrated in the written response to the RFP and in-person interviews, if applicable (5%)

The MTC SBE Program was applied in this procurement. Pursuant to the SBE Program, after the final evaluation panel review, each proposer's completed Appendix G, Small Business Enterprise (SBE) Program Form was reviewed to verify responsiveness and confirm their eligibility. Two of the three proposers requested an SBE Preference: Forsyth Street Advisors LLC committed to 25% participation and received a 5-point preference, and LeSar Development Consultants committed to 61% participation and received a 10-point preference.

After a thorough review of the proposals and interviews with all three teams of proposers, the evaluation panel unanimously recommended the selection of Forsyth Street Advisors LLC for the project, with the firm receiving 98.6 points (93.6 evaluation points and an additional 5 points for committing to 25% SBE participation) out of a maximum of 110 points.

The following table shows the collective final score average of the three proposers based on their proposals, interviews and the SBE preference:

		Total	Evaluation Panel Score	SBE Preference
Rank	Supplier	/ 110 pts	/ 100 pts	/ 10 pts
1	Forsyth Street Advisors	98.6	93.6	5
2	LeSar Development Consultants	86	76	10
3	HR&A Advisors	78.6	78.6	0

The evaluation panel is confident that the team led by Forsyth Street Advisors will meet MTC's expectations for the Expanded Regional Housing Portfolio and the BAHFA Business Plan. The panel identified a number of strengths in Forsyth Street Advisors' proposal that led to its recommendation, including Forsyth's clear understanding of the project and desired outcomes, the team's depth of experience with housing equity issues in the Bay Area, and the team's detailed approach to ensuring that the Business Plan transitions seamlessly into actionable programs. The team has completed similar tasks in the Bay Area and across the country, including developing specialized impact-oriented housing funds targeted to expanding social and racial equity.

Next Steps: This update is brought to the ABAG Housing and BAHFA Oversight Committees as an informational item. As an MTC procurement, the MTC Administration Committee is slated to approve the contract award at its July 14, 2021 meeting. Once the contracting process is complete and the substantive work is underway, staff will return to the joint ABAG Housing and BAHFA Oversight Committees for updates, feedback, and recommendations.

Issues: None.

Recommendation: Information

Attachments: A. Presentation

Reviewed:

Therese W. McMillan

Expanded Regional Housing Portfolio & Bay Area Housing Finance Authority

Business Plan Consulting Services Contract Approval

ABAG Housing & BAHFA Oversight Committees

July 8, 2021

Bay Area Housing Finance Authority

ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Background & Context

- November 2020 regional housing revenue measure postponed due to COVID
- Pivot to incrementally expand housing portfolios of BAHFA, MTC, and ABAG
  - **Near-Term:** 5 Pilot Programs
  - **Long-Term:** Business Plan to tackle the Bay Area's housing challenges at scale, including recommendations for potentially significant future resources

Business Plan RFP: Tasks

1. **Project Kick-Off Meeting**
2. **Develop a Strategic, Equity-Focused Framework**
3. **Identify and Design the Funding Program**
   - Financing Analysis
   - Funding Program Recommendations
   - Funding Program Implementation Tools
   - Donations
   - Revenue Analysis
4. **Recommend a Design for the Structure and Operations of the Expanded Regional Housing Portfolio and BAHFA**

Procurement Process

Outreach

Email notification of RFP

Update upon publication of Concept Paper

Proposers' Conference

Response

Received 3 qualified proposals

All proposals included teams with subs

Evaluation

Evaluation panel with "3Ps" stakeholders

Interviews of all proposers

Application of MTC SBE Program

Evaluation Criteria

Criteria	Weight
Understanding and approach to completing the project	40%
Qualifications and experience	35%
Cost effectiveness, including reasonableness of hourly rates and resource allocation	20%
Presentation, as evidenced by written and oral communication skills	5%
Possible Total	100%*

*The MTC SBE Program allows for up to 10 additional points

Recommendation

Prime:

Forsyth Street Advisors

Subconsultants:

- Bonnewit Development Services (SBE)
- Othering & Belonging Institute
- Terner Housing Innovation Labs
- Sperry Capital (SBE)
- Strategic Economics (SBE & DBE)
- cfX Incorporated
- Renne Public Law Group
- Ernst and Young
- Orrick

Next Steps

July 14:

- MTC Administration Committee action on recommended contract award

Summer:

- Contracting and project kick-off

October:

- Project update at next ABAG Housing & BAHFA Oversight Committee meeting

Thank You.

For more information contact:

Daniel Saver
dsaver@bayareametro.gov

Bay Area Housing Finance Authority

ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

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Title:	Status Update on the Regional Affordable Housing Pipeline Database				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	09a 1 Summary Sheet Affordable Housing Pipeline Update.pdf 09a 2 Attachment A Pipleine Pilot Program.pdf 09a 3 Attachment B Affordable Housing Pipeline Summary Chart.pdf 09a 4 Attachment C Presentation Enterprise Community Partners.pdf 09a 5 Handout Enterprise Community Pipeline Brief June 2021 Final.pdf				

Date	Ver.	Action By	Action	Result

Status Update on the Regional Affordable Housing Pipeline Database

Daniel Saver

Information

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Association of Bay Area Governments
Housing Committee

Bay Area Housing Finance Authority
Oversight Committee

July 8, 2021

Agenda Item 9.a.

Regional Affordable Housing Pipeline Update

Subject: Status Update on the Regional Affordable Housing Pipeline Database

Background: The system of affordable housing finance in California is fragmented and uncoordinated, requiring developers to piece together financing from many sources. One consequence of this system is that there has been no centralized repository of all affordable housing projects at various stages of development in the Bay Area. Historically, there has been no data-driven estimate of the number of affordable homes in the pipeline, nor the gap funding needed to unlock these opportunities. Another consequence is that the financing system is rife with inefficiencies, with each stage of the development process fraught with uncertainty and lack of resources that ultimately increase costs and delay much needed housing.

To address these challenges, one of the five pilot programs proposed for the Bay Area Housing Finance Authority (BAHFA) and the Expanded Regional Housing Portfolio is to develop a regional Affordable Housing Pipeline Database (the "Pipeline"). The Pipeline would track all the affordable housing projects in the Bay Area in the pre-development, planning, financing, and construction phases. The Pipeline would quantify the number of units, estimate gap funding needs, and provide a snapshot of current regional production and preservation capacity. The Pipeline would also facilitate greater coordination to create efficiencies in the affordable housing finance system and could inform future programming decisions when BAHFA secures capital funding. Additional framing for the Pipeline pilot program is included as Attachment A.

Report

While fundraising for the BAHFA pilot programs is ongoing, staff has partnered with Enterprise Community Partners to jumpstart development of the Affordable Housing Pipeline database. Enterprise collected data on the pipeline from publicly available sources as well as private databases, and leveraged their relationships with local public agencies and large nonprofit developers for additional data points. Enterprise's research culminated in a preliminary database using 2020 data that is estimated to capture approximately 80% of the region's affordable housing projects.

The preliminary pipeline database includes over 300 projects in various stages of pre-development across all nine counties, representing approximately 26,500 affordable homes. Of those, roughly 19,000 homes require an estimated $4 billion in gap funding. A county-by-county summary is included as Attachment B.

The next steps for this program include partnering with Enterprise to map the preliminary pipeline and evaluating options to transition future management of the Pipeline to BAHFA, including integration of the Pipeline with other databases housed at MTC and ABAG such as the permit data from the Annual Progress Reports submitted by local jurisdictions to the California Department of Housing and Community Development.

Issues: None

Recommendation: Information

Attachments: A. Affordable Housing Pipeline Pilot Program

B. Preliminary Regional Affordable Housing Pipeline (2020) – Summary by County

C. Presentation

Reviewed:

Therese W. McMillan

Affordable Housing Pipeline

Regional database to track the production and preservation of affordable homes

Photo: ©Martin Klimek

The Tortuous Development Path In June 2019, a local nonprofit developer secured the needed permits and entitlements — a significant milestone in the development process — for over 120 deeply affordable family homes in Oakland. Despite support from both community members and city officials, 18 months after receiving the entitlements, the project remains on hold due to a lack of funding. The developer has repeatedly applied for and been rejected by three different state funding programs despite meeting all requirements. Only when this funding is secured can the developer apply for tax credits and bonds, which also are hard to come by.

Meanwhile, this community-approved development is subject to holding costs, such as acquisition loan interest, property taxes, and security expenses. For this nonprofit, this development is one of 23 entitled projects totaling over 2,000 affordable homes spanning seven Bay Area counties without a feasible financial path forward.

Meeting the Challenge This example highlights the fragmented and byzantine system of affordable housing financing in California. Each stage in the development process is fraught with a lack of certainty and financial resources, thereby increasing costs and slowing the supply of much needed affordable housing. These system failures have created an environment in which there are over 300 affordable housing developments — approximately 26,500 urgently needed homes — in various stages of pre-development in the Bay Area. About 19,000 of these affordable homes are awaiting an estimated $4 billion in critical gap funding.

Architectural Rendering of Nellie Hannon Gateway, LPAS Architects

Piloting Solutions The first step to bring more predictability, resources, and efficiencies to the system is to create a centralized database — an Affordable Housing Pipeline — to track the production and preservation of affordable housing through the various stages of development. The Affordable Housing Pipeline would include all the affordable housing projects in the nine-county Bay Area that are in the pre-development, planning, financing, and construction stages. It would quantify the number of affordable units in the various stages of development, estimate the gap funding needed, and analyze current regional production and preservation capacity.

Creating Transformational Change The Pipeline can create efficiencies in the finance system for affordable homes, including providing data for a regional queue for tax credits and bonds. It can help developers and local jurisdictions manage their respective pipelines. For example, San Francisco partners with local non-profits to manage its affordable housing pipeline, which helps developers to know when to apply for local and state funding, often eliminating the need for multiple application rounds. This brings predictability and lowers overall project costs. Pipeline data also can be used to inform funding decisions for transformative new affordable housing and build support for new revenue at the regional, state, and federal levels. This critical funding can unlock the Affordable Housing Pipeline, which will create nearly 26,000 affordable homes that will house over 352,000 individuals and families for decades to come. It also will add to the stock of permanently affordable homes in Bay Area communities, helping to keep the region diverse and affordable over the long term.

For more information, contact Daniel Saver, at dsaver@bayareametro.gov

Bay Area Housing Finance Authority
ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION
BAY AREA HOUSING FOR ALL
MTC.CA.GOV/BAHFA
JUNE 2021

Preliminary Regional Affordable Housing Pipeline (2020) – Summary by County

County	Total Units in the Pipeline	Total Units Under Construction	Total Units Pre-Construction	Estimated Units in Need of Gap Funding (Subset of Pre-Construction)	Estimated Gap Financing Needed
Alameda	9,074	3,479	5,595	3,739	$ 714,359,075
Contra Costa	2,968	1,876	1,092	881	$ 216,518,725
Marin	605	124	481	195	$ 38,632,982
Napa	818	366	452	151	$ 21,553,414
San Francisco	10,325	3,166	7,159	5,544	$ 1,569,827,807
San Mateo	3,142	836	2,306	1,970	$ 318,780,056
Santa Clara	9,169	3,523	5,646	4,021	$ 694,511,615
Solano	1,476	642	834	546	$ 104,189,644
Sonoma	3,730	937	2,793	1,873	$ 338,991,253
Regional total	**41,307**	**14,949**	**26,358**	**18,920**	**$ 4,017,364,570**

BAY AREA HOUSING FINANCE AUTHORITY (BAHFA) OVERSIGHT COMMITTEE

THE BAY AREA AFFORDABLE HOUSING PIPELINE

Thursday, July 8, 2021

Enterprise®

ABOUT ENTERPRISE COMMUNITY PARTNERS

OUR VISION & MISSION

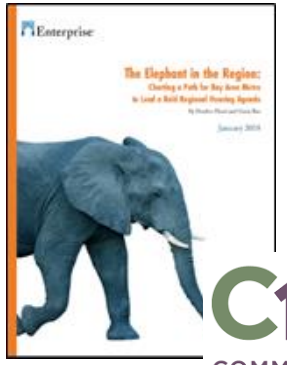
OUR VISION is a country where home and community are steppingstones to more

OUR MISSION is to make home and community places of pride, power and belonging, and platforms for resilience and upward mobility for all

THE PROGRESS WE HAVE MADE

A HISTORY OF BAHFA

Continuing to build momentum and capacity towards a ballot measure



CASA
COMMITTEE TO HOUSE THE BAY AREA

Association of Bay Area Governments

MT

AB 1487

BAY AREA HOUSING FOR ALL

Bay Area Housing Finance Authority

$20M from State!

THE FIRST AFFORDABLE HOUSING DATABASE OF ITS KIND

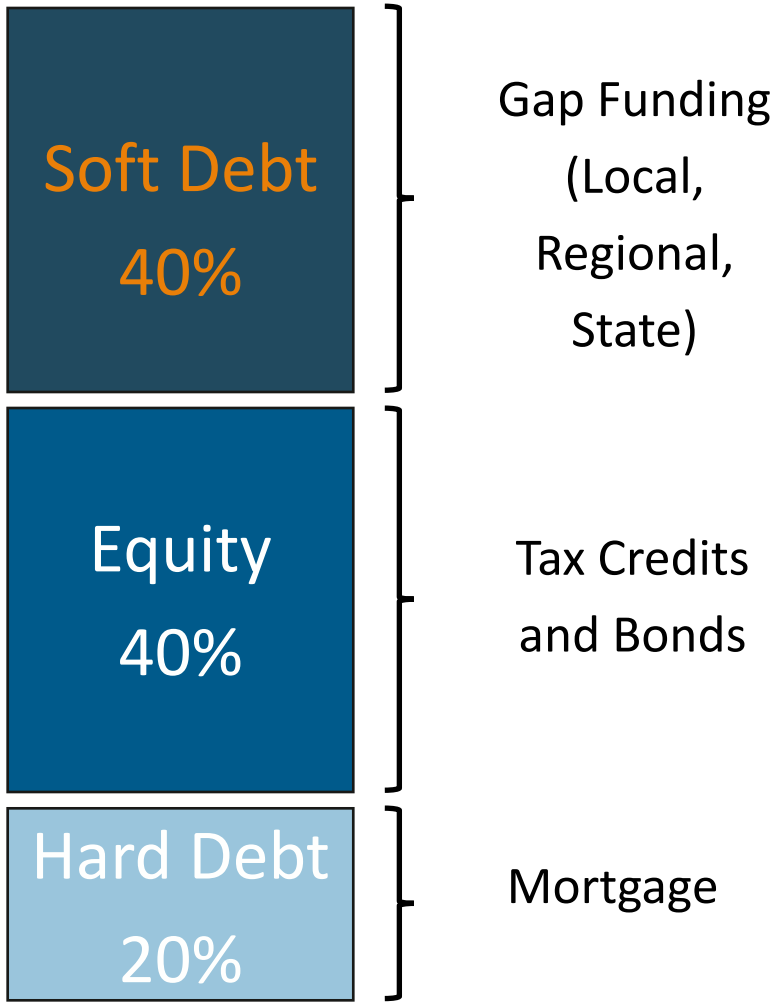
BAY AREA AFFORDABLE HOUSING PIPELINE

- Database of the affordable housing developments in the 9-county Bay Area
- Includes the developments, number of affordable homes, stage of development, and housing type
- Estimates funding gap needed
- Complements APR data

LOCAL, REGIONAL & STATE FUNDING PLAYS A CRITICAL ROLE

UNDERSTANDING GAP FUNDING

- Producing and preserving affordable housing involves assembling several sources of funding and financing
- Securing local, regional, and state funding is the critical first step to launch development
- BAHFA can help secure gap funding through state and federal appropriations and a future regional ballot measure



KEY FINDINGS

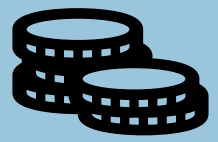
41,317 affordable homes in the Pipeline (478 developments)

14,959 affordable homes under construction

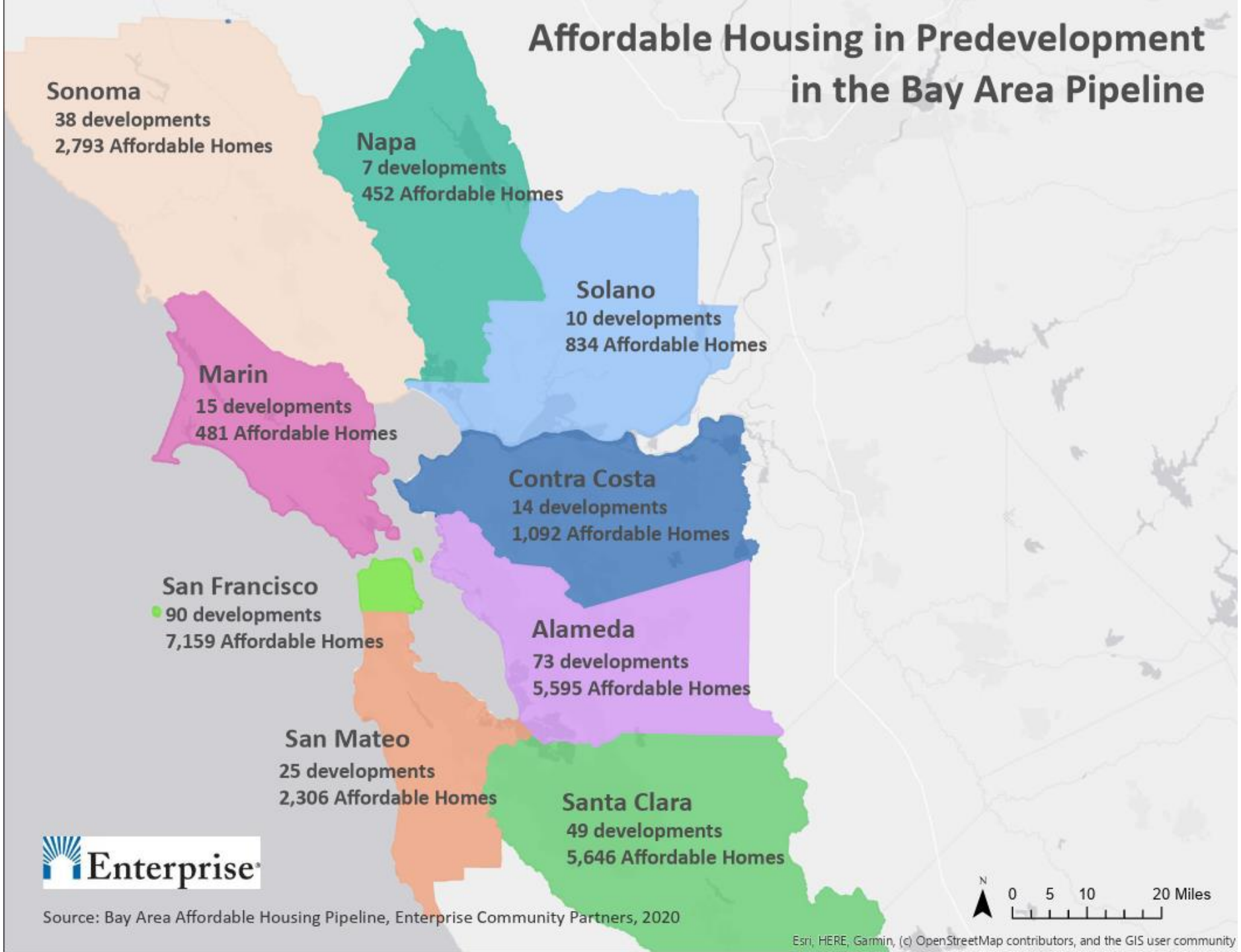
These 157 developments have secured all necessary funding

26,358 affordable homes in predevelopment (321 developments)

18,920 of these affordable homes (214 developments) need <u>$4 billion in gap funding</u> to move from predevelopment to construction



Affordable Housing in Predevelopment in the Bay Area Pipeline



Source: Bay Area Affordable Housing Pipeline, Enterprise Community Partners, 2020

CONTRIBUTING TO MEETING THE REGION'S HOUSING NEEDS

AFFORDABLE HOUSING PIPELINE BY COUNTY

County	Regional Housing Needs Allocation 2023-2031	Total Affordable Homes in Pipeline	Affordable Homes in Construction	Affordable Homes in Predevelopment	Affordable Homes in Predevelopment, Need Gap Funding	Total Gap Funding Needed
Alameda	37,197	9,074	3,479	5,595	3,739	$714,359,075
Contra Costa	21,031	2,968	1,876	1,092	881	$216,518,725
Marin	6,571	607	126	481	195	$38,632,982
Napa	1,796	826	374	452	151	$21,553,414
San Francisco	32,881	10,325	3,166	7,159	5,544	$1,569,827,807
San Mateo	19,219	3,142	836	2,306	1,970	$318,780,056
Santa Clara	50,923	9,169	3,523	5,646	4,021	$694,511,615
Solano	4,415	1,476	642	834	546	$104,189,644
Sonoma	6,301	3,730	937	2,793	1,873	$338,991,253
Regional Total	**180,334**	**41,317**	**14,959**	**26,358**	**18,920**	**$4,017,364,570**

CONTRIBUTING TO MEETING THE REGION'S HOUSING NEEDS

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BENEFITS AND COST SAVINGS

Community Benefit

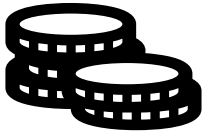
- **26,358 affordable homes** serving **289,938 low-income households** over the lifetime of the development

Economic Impact

- Create **17,200 jobs**
- Generate **$1.35 billion in total income and $394 million in state and local taxes**

Cost Savings

- Save **$913 million** in the first year (compounds by 5% for each year of delay) avoiding cost escalation
- Save **$42 million** per year by avoiding holding costs



FACILITATING SYSTEMS CHANGE

OPPORTUNITIES FOR IMPACT

- Potential to create a regional queue for tax credits and bonds
- Increase predictability and prioritize housing funding
- Identify opportunities and barriers for affordable housing development
- Build support for new resource opportunities at the regional, state, and federal levels

Bay Area Affordable Housing Pipeline: Impact of Unlocking Affordable Homes in the Region

Enterprise Community Partners, June 2021

The Bay Area has one of the most robust affordable housing sectors in the country that includes non-profit housing developers, community development corporations, community land trusts, public housing authorities, and other public sector and lender partners. Together, they produce and preserve thousands of affordable homes a year to help meet the growing needs of Bay Area residents. In partnership with these stakeholders, Enterprise Community Partners (Enterprise) created a first-of-its-kind database – the Bay Area Affordable Housing Pipeline (Pipeline), **an inventory of the affordable housing developments across the 9-county Bay Area that are either in predevelopment or under construction**.[1]

The Pipeline is critical to understanding whether and where the Bay Area is on track to produce and preserve affordable housing to meet the region's needs. The Pipeline also identifies the additional resources needed to deliver and expand the supply of affordable housing.

41,317 affordable homes are in the Pipeline (478 developments)

14,959 affordable homes under construction

These 157 developments have already secured all necessary funding

26,358 affordable homes in predevelopment (321 developments)

18,920 of these affordable homes (214 developments) need $4 billion in gap funding to move from predevelopment to construction

Unlocking the predevelopment affordable housing developments in the Pipeline will bring significant benefits to the region, if resources are made available, including:

- **26,358 affordable homes**, which is a critical first step to building the 180,334 new affordable homes required by the Regional Housing Needs Allocation (RHNA) by 2031;
- Serve **289,938 low-income households** over the lifetime of the housing developments;[2]
- Annually, create **17,200 jobs** (construction and permanent)**;** generate **$1.35 billion in total income** and **$394 million in state and local taxes**, annually;[3]
- **Save $913 million in the first year by avoiding cost escalation**, which compounds by an average of 5 percent for each year of delay while awaiting full funding;
  Save $42 million per year by avoiding holding costs such as interest, security, and insurance while awaiting full funding.

[1] The Pipeline database includes the number of affordable housing developments, the number of homes, stage of development, and housing type (new construction, acquisition and rehab of unsubsidized affordable housing, and subsidized homes at risk of losing their affordability restrictions, also known as "expiring use"). It estimates the gap funding needed to move these developments from predevelopment to construction. See tables and methodology on page 3 for more information.

[2] Estimates of households served uses a conservative 5-year length of stay assuming most projects will be financed by LIHTC with a 55 year affordability term. A 2006 survey conducted by the AARP Public Policy Institute found that non-senior households stay in LIHTC-financed affordable housing for an average of 4.4 years, while senior households stayed for 6.3 years. A 2017 analysis by HUD's Office of Policy Development and Research found that the median length of stay for all programs captured in the study is 2.9 years.

[3] Estimates employ the National Association of Home Builders economic benefits model, assuming a 55-year affordability term and including one-time construction impacts and ongoing annual impacts.

Figure 1. Bay Area Affordable Housing Pipeline by County

The Pipeline is a critical tool in determining how the region is meeting its affordable housing needs, but it can also facilitate systems change for a more effective and efficient affordable housing finance and development system. For example, the Pipeline could be used to create a regional queue for tax credits and bonds. With a managed pipeline, developers know when to apply for local and state funding, often eliminating the need for multiple application rounds which can lower the overall project costs. A managed pipeline increases predictability and helps prioritize local, regional, and state funding. It can identify opportunities and barriers for affordable housing development accounting for geography, type of housing (senior, extremely low-income, multifamily, and so forth), and overall policy considerations like furthering fair housing and advancing climate goals. The Pipeline also can inform funding decisions and build support for new revenue opportunities at the regional, state, and federal levels helping break ground on a transformative regional housing approach.

Financing Affordable Housing & The Role of Gap Funding

Producing and preserving affordable homes takes many years and involves a complex process of assembling funding before construction can begin.

Because many funding sources require developers to secure other funding first and funding is often competitive, developers must contend with a long, multi-step process and the uncertainty of piecing together all necessary funding – even after they have secured the land.

An affordable housing development generally requires a **commercial mortgage** from a bank, **affordable housing tax credits and bonds**, and various sources of **soft debt – also known as gap funding.** This funding fills the "gap" between the cost of the development and the financing secured from a mortgage and tax credits and bonds – this gap is typically about 40 percent of the total development cost.

Gap funding can come from local, regional, and state programs. It is a **critical step to getting projects launched and on track to become available to residents in need**.

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Table 1. Housing Need and the Bay Area Affordable Housing Pipeline by County[4]

County	Regional Housing Needs Allocation 2023-2031[5]	Total Affordable Homes in Pipeline	Affordable Homes in Construction	Affordable Homes in Predevelopment	Affordable Homes in Predevelopment, Entitled	Affordable Homes in Predevelopment, Need Gap Funding	Total Gap Funding Needed
Alameda	37,197	9,074	3,479	5,595	3,251	3,739	$714,359,075
Contra Costa	21,031	2,968	1,876	1,092	284	881	$216,518,725
Marin	6,571	607	126	481	234	195	$38,632,982
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Solano	4,415	1,476	642	834	214	546	$104,189,644
Sonoma	6,301	3,730	937	2,793	837	1,873	$338,991,253
Regional Total	**180,334**	41,317	14,959	**26,358**	**10,177**	**18,920**	**$4,017,364,570**

Table 2. Bay Area Affordable Housing Pipeline by Housing Type and County

County	Affordable Housing Developments in Predevelopment	Affordable Homes in Predevelopment	New Construction	Preservation (Acquisition-Rehab)	Preservation (Expiring Use)	Unknown
Alameda	73	5,595	4,379	301	847	68
Contra Costa	14	1,092	635	307	150	0
Marin	15	481	293	169	1	18
Napa	7	452	452	0	0	0
San Francisco	90	7,159	5,026	0	2,133	0
San Mateo	25	2,306	2,004	0	140	162
Santa Clara	49	5,646	4,274	439	632	301
Solano	10	834	274	0	323	237
Sonoma	38	2,793	2,345	33	415	0
Regional Total	**321**	**26,358**	**19,682**	**1,249**	**4,641**	**786**

[4] Methodology: Pipeline sources include California Tax Credit Allocation Committee (project applications and awarded projects), other state housing program applications, and information provided by various city and county housing development departments, affordable housing developers, and other housing finance partners. Enterprise estimates that 80 percent of the Bay Area affordable housing developments are accounted for in the pipeline. This is a point-in-time snapshot of the pipeline in August 2020, and the number of units and developments may have changed based on availability of funding and other factors.

[5] Draft Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023-2031, ABAG, May 2021, https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG_2023-2031_Draft_RHNA_Plan.pdf

Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	21-0943	**Version:**	1	**Name:**	
Type:	Report			**Status:**	Informational
File created:	6/16/2021			**In control:**	ABAG Housing Committee
On agenda:	7/8/2021			**Final action:**	
Title:	Report on the Regional Housing Technical Assistance (RHTA) Program's Affirmatively Further Fair Housing (AFFH) Module - Overview of Legislation, New Requirements, and Regional Products to assist Local Jurisdictions with Housing Element Updates				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	10a 1 Summary Sheet REAP Housing TA_AFFH Module v4.pdf 10a 2 Attachment A HCD Checklist for AFFH in Housing Elements .pdf 10a 3 Attachment B REAP Housing TA_AFFH Module Presentation v5.pdf				

Date	Ver.	Action By	Action	Result

Report on the Regional Housing Technical Assistance (RHTA) Program's Affirmatively Further Fair Housing (AFFH) Module - Overview of Legislation, New Requirements, and Regional Products to assist Local Jurisdictions with Housing Element Updates

Daniel Saver

Information

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Association of Bay Area Governments
Housing Committee

Bay Area Housing Finance Authority
Oversight Committee

July 8, 2021 **Agenda Item 10.a.**

Regional Housing Technical Assistance Program Update – Affirmatively Furthering Fair Housing

Subject: Report on the Regional Housing Technical Assistance (RHTA) Program's Affirmatively Further Fair Housing (AFFH) Module — Overview of Legislation, New Requirements, and Regional Products to assist Local Jurisdictions with Housing Element Updates

Background: Designed to combat discrimination in housing that the Civil Rights Movement highlighted at the national level, the federal Fair Housing Act was passed in 1968. The Act prohibits discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status. Additionally, the Act requires federal housing and funding programs (and their recipients) to operate "in a manner affirmatively to further the purposes" of the Act. For decades, this "affirmatively furthering fair housing" requirement lacked specificity and was unenforced. In 2015, the Obama Administration introduced a new AFFH Rule which provided detailed guidance to entitlement jurisdictions for the first time. In 2018, California passed Assembly Bill 686, which implemented this same fair housing duty to most public agencies and added new requirements for the state-mandated Housing Element. Although the Trump administration revoked the federal AFFH Rule in 2020, local jurisdictions in California are still bound by the requirements via AB 686.

In late April 2021, the California Department of Housing and Community Development (HCD) published AFFH guidance which included a 94-page memo and mapping tool data viewer to assist jurisdictions in meeting their obligations under AB 686. The duty to AFFH falls within two broad categories: 1) administration of all housing and community development programs, and 2) new requirements for the Housing Element. The latter is the primary focus of the memo and ABAG's technical assistance.

Report

<u>AB 686 New Housing Element Requirements</u>

HCD's memo outlines AFFH Housing Element guidance across five core statute elements: (1) outreach, (2) assessment of fair housing, (3) site inventory, (4) identifying and prioritizing contributing factors, and (5) goals, policies, and actions.

ABAG Housing Element Technical Assistance

ABAG's AFFH technical assistance will focus primarily on three of the core statutory elements where our work will have the greatest impact: the assessment of fair housing, the site inventory, and goals, policies, and actions. ABAG will also offer some assistance related to AFFH outreach obligations. The technical assistance module includes:

- *Assessment of Fair Housing*. ABAG staff have already provided a suite of regional data tools such as the Housing Needs Data Packets and Housing Element Site Selection (HESS) Tool, which have application for the assessment of fair housing. Staff plan to provide additional support by producing jurisdiction-level segregation and land use policy reports, drafting a data guidance workflow, and providing additional resources in the AFFH Housing Technical Assistance Library.

- *Site Inventory*. The Housing Element Site Selection Tool is the primary technical assistance product to assist with local site inventories. Staff plans to incorporate an additional module to the HESS Tool that allow local planning staff to apply an AFFH lens when evaluating potential sites.

- *Goals, Policies and Actions*. Staff plans to develop a "policy and programs toolkit" that links policies/programs to fair housing issues that may surface in the assessment of fair housing and contributing factors analyses. Rather than recreate a generic policy menu, our deliverable will offer a more tailored approach given increased scrutiny by HCD to ensure that local policies and programs are responsive to the enumerated fair housing challenges.

- *Outreach*. Our staff will play a meaningful though lesser role in providing guidance for the outreach element of AFFH. This work will be co-produced with the Legislation and Public Affairs Section and further supported by consultants. Staff expects to assist with outreach materials such as factsheets, and template staff reports and presentations that local staff can use in messaging to their stakeholders.

Upcoming Products

Staff are actively developing a range of near-term deliverables and expect to release the follow technical assistance products over the summer and fall:

- **Fair Housing Messaging Materials** to include factsheets and a fair housing messaging guide.
- **Data Analysis Workflow** to include step-by-step instructions for referencing a wide variety of data sources for the assessment of hair housing.
- **Template Staff Reports and Presentations** that local staff can tailor for presentations to elected officials and other forms of stakeholder engagement.
- **Segregation & Land Use Analyses** to include a jurisdiction-level assessment of racial and housing-type segregation and the relationship with local land use regulations.

Issues: None

Recommended Action: Information

Attachments: A. HCD's AB 686 Housing Element Compliance Checklist

B. Presentation

Reviewed:

Therese W. McMillan

AB 686 Housing Element Compliance Checklist

Part 1 Outreach:

- [ ] Does the element describe and incorporate meaningful engagement that represents all segments of the community into the development of the housing element, including goals and actions (e.g., language access, accessibility for persons with disabilities, resident engagement, including low income residents and residents in subsidized housing programs, description of comments and whether incorporated, and outreach to fair housing agencies, legal services and public housing agencies)?

Part 2 Assessment of Fair Housing:

- [ ] Does the element include a summary of fair housing enforcement and capacity in the jurisdiction?
- [ ] Does the element include an analysis of these five areas: Fair housing and enforcement capacity? Integration and segregation patterns and trends? Racially or ethnically concentrated areas of poverty? Disparities in access to opportunity? And disproportionate housing needs within the jurisdiction, including displacement risk? Each of these four areas must have its own analysis.

Each analysis on the four fair housing issue areas should include the following:	Fair Housing Enforcement and Capacity	Segregation and Integration	R/ECAP	Access to opportunity	Disp. Housing needs +displacement risk
Patterns and trends – local and regional					
Local data and knowledge					
Other relevant factors					
Conclusions and summary of issues					

Part 3 Site Inventory:

- [ ] Did the element identify and evaluate (e.g., maps) the number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing?
- [ ] Did the element analyze identified sites related to improving or exacerbating conditions for each of the fair housing areas (integration and segregation, racially and ethnically concentrated areas of poverty, areas of opportunity, disproportionate housing needs, including displacement)?

Part 4 Identification of Contributing Factors

- [ ] Did the element identify, evaluate and prioritize the contributing factors to fair housing issues? Did the element prioritize those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance?

Part 5 Goals and Actions

- [ ] Did the element identify goals and actions based on the identified and prioritized contributing factors?
- [ ] Do goals and actions address mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for preservation and revitalization, displacement protection, and other program areas?
- [ ] Are actions significant, meaningful and sufficient to overcome identified patterns of segregation and affirmatively further fair housing?
- [ ] Did the element include metrics and milestones for evaluating progress on programs/actions and fair housing results, including concrete timelines?

Association of Bay Area Governments

Technical Assistance for Local Planning
HOUSING

Affirmatively Furthering Fair Housing:

New Housing Element Requirements & Regional Technical Assistance

ABAG Housing & BAHFA Oversight Committees

July 8, 2021

Agenda

I. History of “Affirmatively Furthering Fair Housing” (AFFH)

II. New Housing Element Requirements

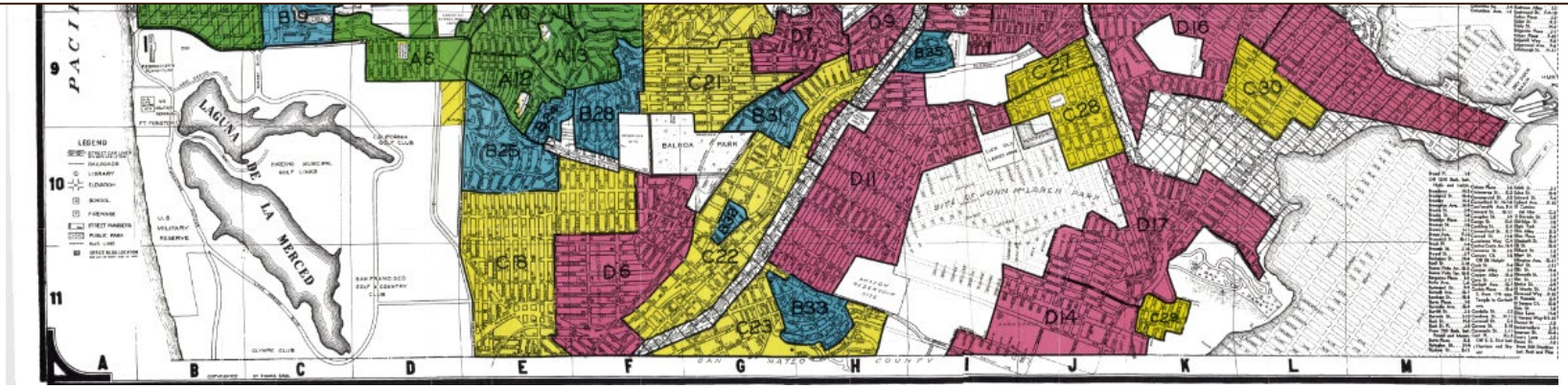
III. ABAG’s AFFH Technical Assistance Overview

IV. Future AFFH Technical Assistance Products

Substandard Housing
Fewer neighborhood amenities
Lower life expectancy
Poor quality schools
Higher rates of unemployment and violent crime
Technical Assistance for Local Planning
HOUSING
Association of Bay Area Governments

The Fair Housing Act (of 1968)

"Prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status."



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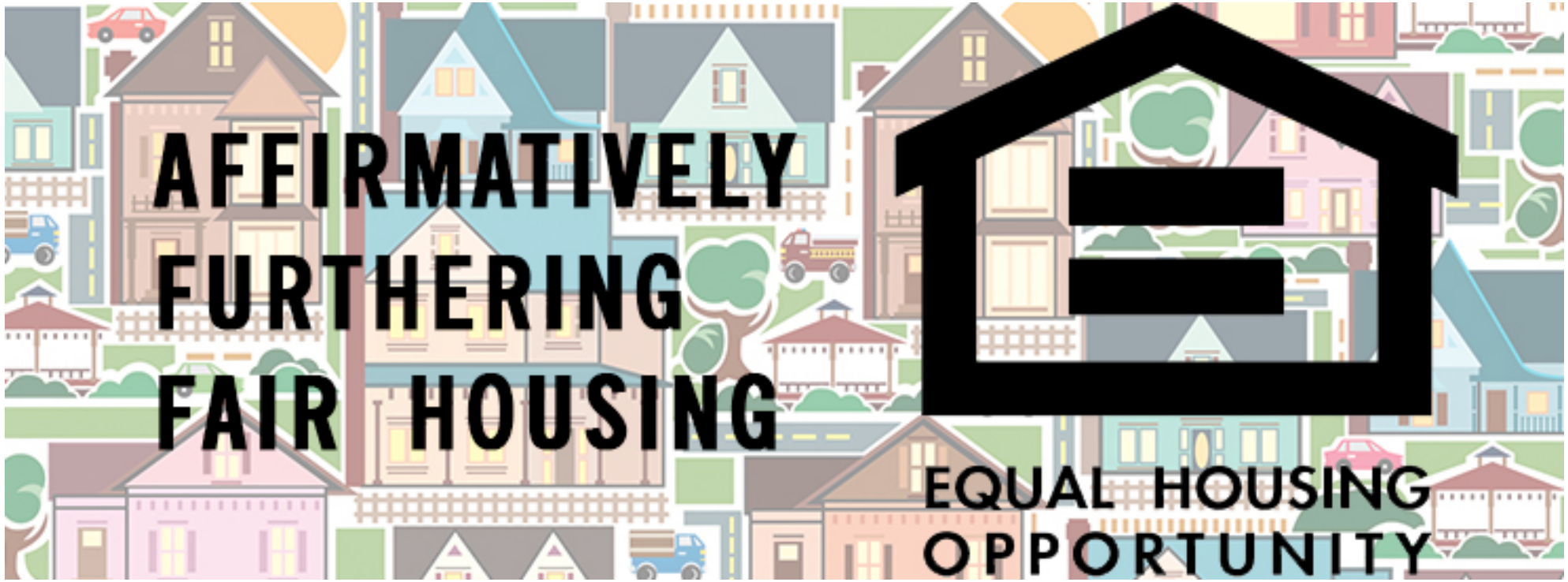

Federal
2015 HUD AFFH Rule

California
AB 686 Legislation

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AB 686- Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

This means actions that, taken together:

- Address significant disparities in housing needs and access to opportunity
- Replace segregated living patterns with truly integrated and balanced living patterns
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Fostering and maintaining compliance with civil rights and fair housing laws.

AB 686:
New Housing Element Requirements

- Outreach
- Assessment of Fair Housing
- ID and Prioritize Contributing Factors
- Site Inventory
- Goals, Policies & Actions

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ABAG Housing TA Support

Outreach

Assessment of Fair Housing

ID and Prioritize Contributing Factors

Site Inventory

Goals, Policies & Actions

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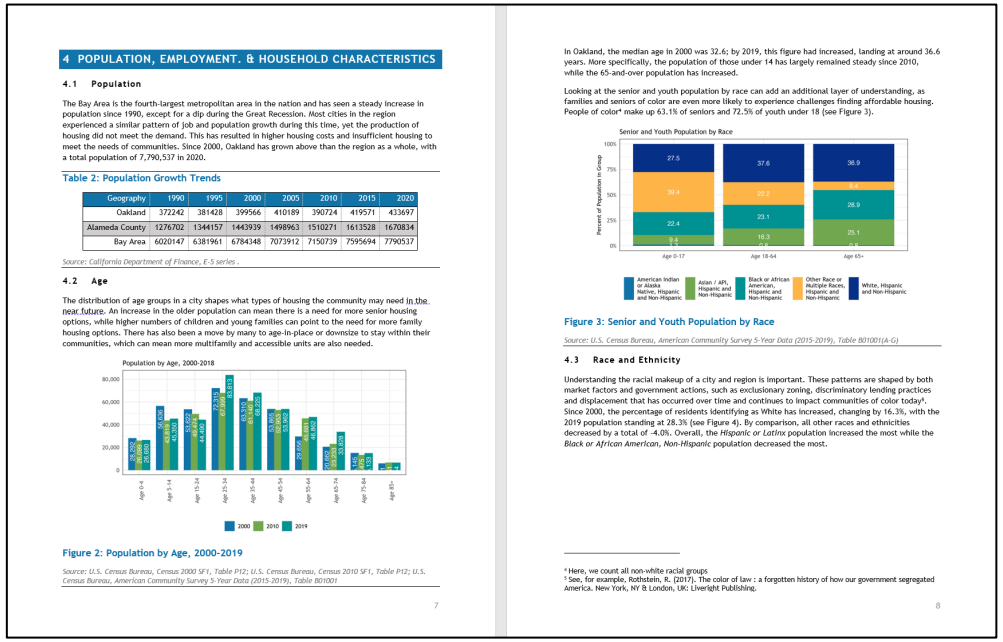
Assessment of Fair Housing

- Housing Needs Data Packets
- Census Tutorial
- Local Data Guidance & Workflow



4 POPULATION, EMPLOYMENT. & HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fourth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Most cities in the region experienced a similar pattern of job and population growth during this time, yet the production of housing did not meet the demand. This has resulted in higher housing costs and insufficient housing to meet the needs of communities. Since 2000, Oakland has grown above than the region as a whole, with a total population of 7,790,537 in 2020.

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

Source: California Department of Finance, E-5 series .

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population can mean there is a need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

Figure 2: Population by Age, 2000-2019

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

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In Oakland, the median age in 2000 was 32.6; by 2019, this figure had increased, landing at around 36.6 years. More specifically, the population of those under 14 has largely remained steady since 2010, while the 65-and-over population has increased.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[4] make up 63.1% of seniors and 72.5% of youth under 18 (see Figure 3).

Figure 3: Senior and Youth Population by Race

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today[5]. Since 2000, the percentage of residents identifying as White has increased, changing by 16.3%, with the 2019 population standing at 28.3% (see Figure 4). By comparison, all other races and ethnicities decreased by a total of -4.0%. Overall, the *Hispanic or Latinx* population increased the most while the *Black or African American, Non-Hispanic* population decreased the most.

[4] Here, we count all non-white racial groups
[5] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

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- STIR Labs Segregation and Land Use Policy Analysis

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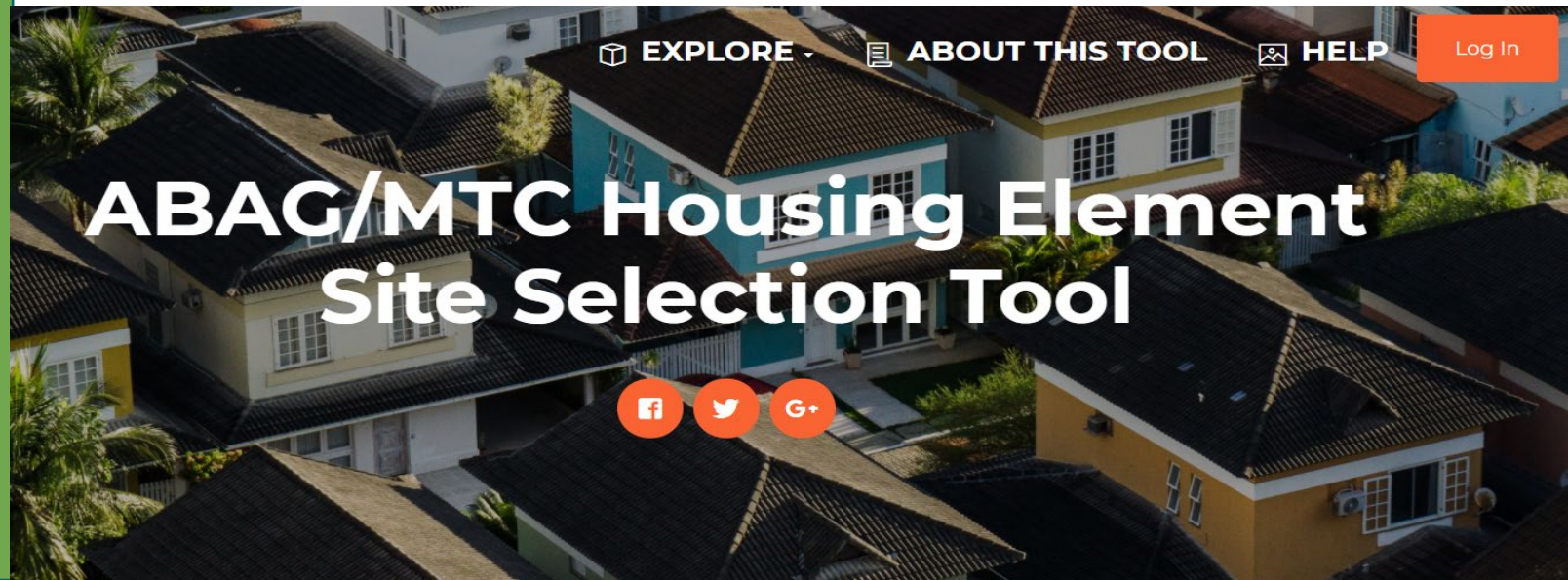
Site Inventory

- Housing Element Site Selection (HESS) Tool
  - ➢ New data overlays (e.g., TCAC Opportunity Areas) to support jurisdiction staff in siting affordable housing on feasible parcels in a way that AFFHs



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ABAG Housing TA Support

Goals, Policies, and Actions

- Policy and Programs Toolkit
- Template Policy Structure
- Guidance on policy linkages between:
  - Assessment of Fair Housing
    - Contributing Factors, and
      - Proposed policies and programs

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Upcoming ABAG AFFH Content and Products

1) Data Analysis Guidance Doc
2) Land Use and Segregation Analysis
3) HESS Tool Updates
4) AFFH Working Group
5) Messaging Guidance and Materials
6) Policy & Programs Toolkit

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Thank You.

housingTA@bayareametro.gov

Metropolitan Transportation Commission

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San Francisco, CA 94105

Legislation Details (With Text)

File #:	21-0944	**Version:**	1	**Name:**	
Type:	Report			**Status:**	Informational
File created:	6/16/2021			**In control:**	ABAG Housing Committee
On agenda:	7/8/2021			**Final action:**	
Title:	Report on ABAG's Regional Housing Technical Assistance Community Engagement Program - Overview of Resources and Assistance to help Cities and Counties Conduct Authentic and Equitable Public Engagement on Housing Element Updates				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	11a 1 RHTA Community Engagement Summary Sheet v3.pdf 11a 2 Attachment A RHTA Community Engagement Presentation v3.pdf 11a 3 Attachment B What is a Housing Element.pdf 11a 4 Attachment C Housing Element Timeline.pdf				

Date	Ver.	Action By	Action	Result

Report on ABAG's Regional Housing Technical Assistance Community Engagement Program - Overview of Resources and Assistance to help Cities and Counties Conduct Authentic and Equitable Public Engagement on Housing Element Updates

Daniel Saver

Information

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Association of Bay Area Governments
Housing Committee

Bay Area Housing Finance Authority
Oversight Committee

July 8, 2021

Agenda Item 11.a.

Community Engagement Assistance for Cities and Counties on Housing Element Updates

Subject: Report on ABAG's Regional Housing Technical Assistance Community Engagement Program – Overview of Resources and Assistance to help Cities and Counties Conduct Authentic and Equitable Public Engagement on Housing Element Updates

Background: The Association of Bay Area Governments (ABAG) has launched the Regional Housing Technical Assistance (RHTA) program using state Regional Early Action Planning grant funds. RHTA's goal is to assist local jurisdictions in adopting compliant Housing Elements and increase housing opportunities in their communities. To encourage authentic and productive public conversations about housing, ABAG is creating communications and public engagement tools and resources that can be customized for local needs.

Report

Communications and Public Engagement Assistance

Staff is taking a three-part approach: 1) Communications assistance to advance local housing policies, 2) Best practices and resources for local engagement, including with those communities most impacted by the housing crisis, and 3) Direct support for local engagement.

Recent and Upcoming Products

Over the spring, staff conducted two well-attended webinars for local planners on public engagement – one covering best practices on talking about housing issues with the public, the second covering tools and techniques for online public engagement. The webinars were recorded and the videos as well as accompanying materials are available on the ABAG website. By July, a revamped RHTA web page will also include a public engagement tool kit with plain-language primers, templates, best practices, and more. An editable two-page primer on "what is a Housing Element" as well as a timeline that local staff can use and adapt when talking to their communities are examples of early products in this category, and are included as Attachments B and C. On-call consultant expertise will be available by fall to help cities, towns and counties with communications and messaging, innovative techniques for reaching segments of the community

that have not traditionally participated in housing discussions, and language translations and interpretation, among other products.

Issues: None

Recommended Action: Information

Attachments: A. Presentation

B. "What is a Housing Element?"

C. "Housing Element Timeline"

Reviewed:

Therese W. McMillan

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Regional Housing Technical Assistance:

Communications & Public Engagement

ABAG Housing & BAHFA Oversight Committees

July 8, 2021

Goals

1. Support cities and counties in adopting compliant Housing Elements

2. Build local capacity to constructively engage communities

3. Promote meaningful and equitable engagement with communities most impacted by displacement and affordability challenges

HCD Public Involvement Mandate

State Housing and Community Development Department (HCD) Required Public Participation:

How is the public being involved in implementing the housing element?

How were comments incorporated into the housing element?

Key Takeaways: Who was there, what was said?

Describe how entire community across economic segments reached

The jurisdiction must make a diligent effort to include all

Summarize public input and its impact on final Housing Element

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Affirmatively Furthering Fair Housing

AB 686 (2018) enshrined 2015 federal AFFH rule in California law, with specific application to local Housing Elements

The Housing Element **must** describe **meaningful**, **frequent**, and **ongoing** public participation with **key stakeholders**

Key stakeholders include:

- Members of protected classes
- Advocacy groups
- Service providers (fair housing, homeless, etc.)

Public Engagement Technical Assistance

Three Components:

- Part One: Communications
- Part Two: Community Engagement Best Practices & Implementation
- Part Three: Direct Support for Local Engagement

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Part One: Communications

Assist in preparing local officials to discuss local housing issues with community members

- Communications Guide
- Data-driven, tested messages to discuss sensitive topics
- On-call assistance from communications consultants
- Training in coordination with the state Department of Housing & Community Development (HCD)

Part One: Communications

Special focus on topics related to Affirmatively Furthering Fair Housing

- Guidance on requirements related to Fair Housing
- Guidance on presenting AFFH topics in conversations with local residents
- Assist local officials with engaging and hearing from systemically marginalized communities

Part Two: Community Engagement: Best Practices & Implementation

- Public Engagement Tool Kit:
  - Plain language primers
  - Editable templates
  - Best practices
  - Social media sample promotions
- New technical assistance web portal to launch in July
- On-call consultant expertise in subject areas to be identified by local jurisdictions

Part Three: Direct Support for Local Engagement

- Limited resources to be offered to each jurisdiction:
  - Translation services
  - In-person interpretation services
  - Paid subscription to an online engagement platform
  - Identification of communication networks and media outlets by county
- Staff will partner with local jurisdictions to explore other needs that may arise

Thank You.

For more information

Visit the **Regional Housing TA website** or

Contact **HousingTA@bayareametro.gov**

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What is a Housing Element?

A Housing Element is how local jurisdictions plan to meet the housing needs of everyone in the community. At its core a Housing Element is an opportunity to have a community conversation about how to address local housing challenges and find solutions. The Housing Element is one important part of a city or county's General Plan, which serves as the blueprint for how a city or county will grow and address changing needs for development. Every eight years, every city, town and county must update their Housing Element and have it certified by the California Department of Housing and Community Development.

A Housing Element is a local plan, adopted by a city, town or county that includes the goals, policies and programs that direct decision-making around housing.

All jurisdictions in the Bay Area must update their Housing Element for the 2023-2031 planning period. Local jurisdictions look at housing trends, zoning and market constraints, and evaluate various approaches to meeting housing needs across income levels.

The Inventory of Available Sites, or "Sites Inventory," is a key component of a Housing Element where jurisdictions identify if they have enough land zoned for housing to meet the future need.

Local governments must involve the public from all economic segments of the community in developing the Housing Element.

- State law does not require that jurisdictions *build* or *finance* new housing, but they must *plan* for it.
- Every city in California receives a target number of homes to plan for. This is called the Regional Housing Needs Allocation or RHNA.
- The state of California determines the number of new homes the Bay Area needs to plan for – and how affordable those homes need to be – in order to meet the housing needs of people at all income levels.
- The Association of Bay Area Governments convened diverse stakeholders in a Housing Methodology Committee to distribute the region's housing allocation to each jurisdiction in the Bay Area.
- Housing elements must be updated every eight years and must be certified by the California Department of Housing and Community Development.

What Are the Components of a Housing Element?

The Housing Element typically includes:

1. **Housing Needs Assessment**: Examine demographic, employment and housing trends and conditions that affect the housing needs of the community.
2. **Evaluation of Past Performance**: Review the prior Housing Element to measure progress in implementing policies and programs.
3. **Housing Sites Inventory**: Identify locations of available sites for housing development or redevelopment to ensure that there is adequate capacity to address the Regional Housing Needs Allocation.
4. **Community Outreach and Engagement**: Implement a robust community outreach and engagement program, with a particular focus on outreach to traditionally underrepresented groups.
5. **Constraints Analysis**: Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
6. **Policies and Programs**: Establish policies and programs to fulfill the identified housing needs.

What Happens if a Jurisdiction Does Not Adopt a Housing Element?

If a city does not comply with State law, it can be sued. In addition to facing significant fines, a court may limit local land use decision-making authority until the jurisdiction brings its Housing Element into compliance. Additionally, local governments may lose the right to deny certain projects. These and other consequences are established in state law; Housing Elements are subject to regulatory oversight by the California Department of Housing and Community Development. ABAG does not play a direct role in regulating local Housing Elements.

2.18.2021

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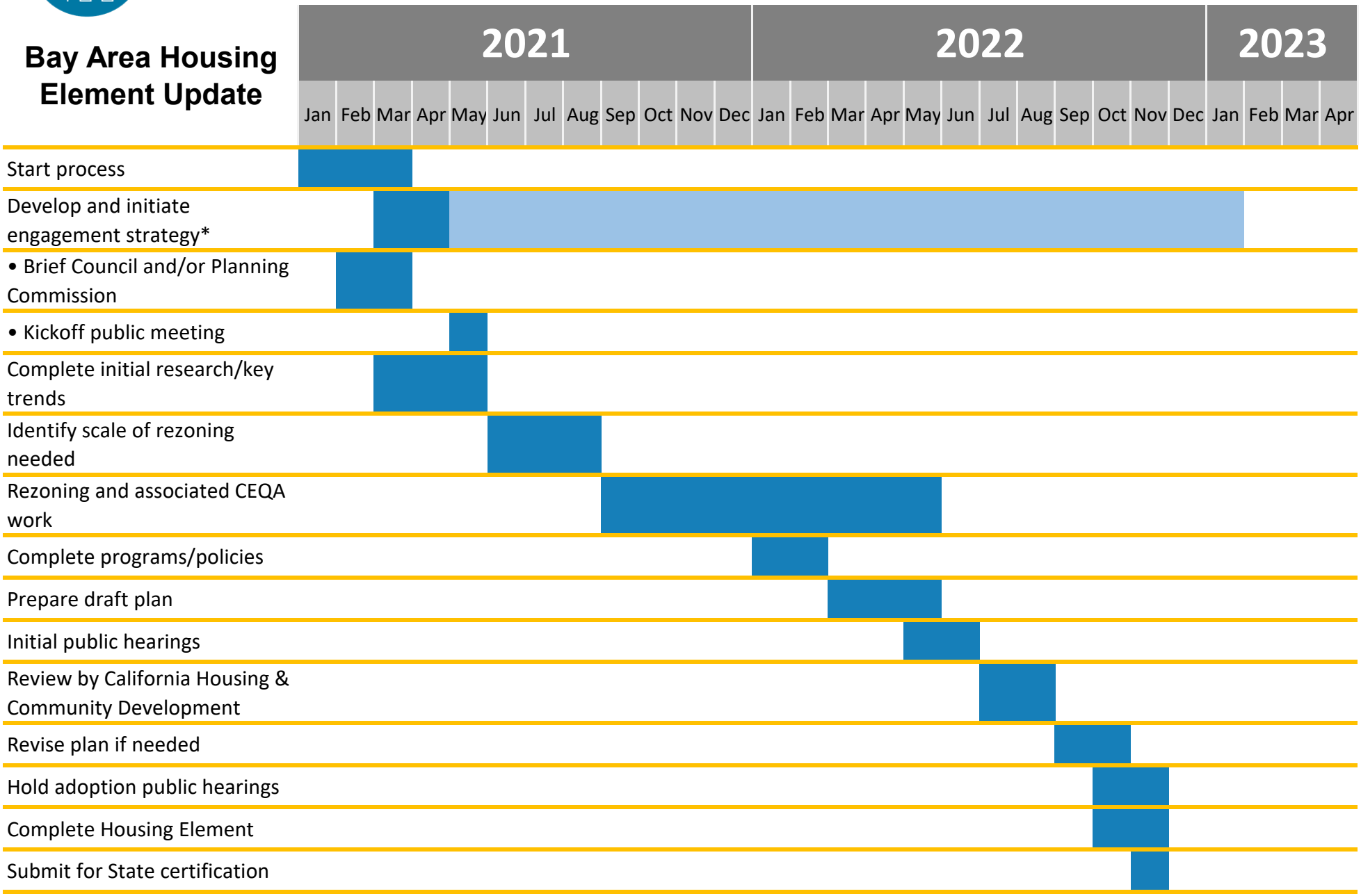
Bay Area Housing Element Update



*** This schedule assumes a robust community engagement strategy with stakeholder and public meetings throughout.**
**** Additionally, this timeline builds in two months of time before the January 2023 deadline.**

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Bay Area Region RHNA 6 Housing Element Update

Key Dates	
2021	
January 21, 2021	The ABAG Executive Board approved Draft RHNA Methodology; ABAG sends methodology to State for review.
Spring 2021	ABAG issues Draft RHNA allocations to jurisdictions.
April 1, 2021	Annual Progress Reports due, even during Housing Element years.
Summer/Fall 2021	ABAG conducts RHNA appeals.
Late 2021	ABAG issues Final RHNA allocations to jurisdictions.
2022	
April 1, 2022	Annual Progress Reports due, even during Housing Element years.
June 30, 2022	Pipeline Projects Deadline -- If a project receives its Certificate of Occupancy before this date, it cannot count towards the 2023-2031 Housing Element.
2023	
Final deadline - January 2023	Housing Elements must be adopted by City Councils or Board of Supervisors by this date. Jurisdictions can adopt their zoning changes before they adopt their housing element or at the same time as they adopt their housing element.
	The timeline chart on the prior page builds in two months of time before the January 2023 deadline.
Approximately May 2023	Approximtely four months after the January 2023 deadline, potential penalties if the Housing Element is not complete and adopted.
2026	
Spring 2026	Programs to Rezone Deadline -- If a jurisdiction does not have the sites to satisfy their RHNA, they must develop a Program to Rezone. While jurisdictions lose significant flexibility (e.g., zoning must be by-right), jurisdictions can have more time to complete the rezoning.