



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

ABAG General Assembly

Friday, June 17, 2022

9:00 AM

REMOTE

Conference

Association of Bay Area Governments General Assembly

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

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

The meeting webcast will be available at: <https://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/87020668474>

Or One tap mobile :

US: +13462487799,,87020668474# or +16699006833,,87020668474#

Or Telephone:

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

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 408 638 0968 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799 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: 870 2066 8474

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

1. Call to Order / Roll Call / Confirm Quorum

2 Conference: Supporting Local Governments in Planning and Building More Affordable Housing

- 2.a. [22-0995](#) Welcome and Introduction (9:05 a.m. to 9:10 a.m.)

Action: Information

Presenter: Jesse Arreguin, Mayor, City of Berkeley, and ABAG President

Attachments: [02a 1 Handout Technical Assistance for Local Planning Fact Sheet.pdf](#)

- 2.b. [22-0996](#) Housing: Regional Resources for Assistance (9:10 a.m. to 9:40 a.m.)

Bay Area Housing Finance Authority (BAHFA)
Potential 2024 Regional Housing Ballot Measure

Action: Information

Presenter: Jesse Arreguin, ABAG President
Kate Hartley, BAHFA Section Director

Attachments: [02b 1 ABAG GA Presentation Regional Housing Assistance final3.pdf](#)

- 2.c. [22-0997](#) Listening Session with Delegates on Potential 2024 Regional Housing Measure (9:40 a.m. to 10:45 a.m.)

Conversation on housing challenges and how a regional housing ballot measure and other regional housing programs can assist local jurisdictions.

Action: Information

Presenter: Jesse Arreguin, Moderator

- 2.d. [22-0998](#) Brief Summary of Local Government Services Programs (10:45 a.m. to 10:55 a.m.)

Action: Information

Presenter: Brad Paul, Deputy Executive Director, Local Government Services

Attachments: [02d 1 LGS PPT for 2022 GAFinal2.pdf](#)

3. Public Comment

Information

4. Adjournment / Next Meeting

The next meeting of the ABAG General Assembly Conference 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) 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
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Legislation Details (With Text)

File #: 22-0995 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 5/18/2022 **In control:** ABAG General Assembly

On agenda: 6/17/2022 **Final action:**

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Sponsors:

Indexes:

Code sections:

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Welcome and Introduction (9:05 a.m. to 9:10 a.m.)

Jesse Arreguin, Mayor, City of Berkeley, and ABAG President

Information



Regional Housing Technical Assistance Year One Highlights

Building on the foundation laid last year to launch ABAG's Regional Housing Technical Assistance (RHTA) Program, this year was spent developing the staffing and program infrastructure and creating the technical assistance to help Bay Area jurisdictions implement the sixth cycle of the Regional Housing Needs Allocation.

Since the project launched, the RHTA team has run 19 live, interactive webinars for about 2,000 attendees from Bay Area jurisdictions. The team has also launched seven county-based planning collaboratives to provide staff with resources and forums for discussion and provided services as varied as housing simulation tools, communications resources and numerous technical assistance products. Highlights include:

- Launched the new Housing TA Portal, providing a one-stop-shop for access to technical assistance case studies, data sets, interactive tools, model ordinances, reports, toolkits, trainings and much more.
- Refined existing technical assistance products and data tools, including developing "2.0" modules for the HESS tool and new "affirmatively furthering fair housing" and SB 9 material.
- Launched Work Groups focusing on Missing Middle Housing and Wildfire Resilience. The groups produced a series of products available to jurisdiction staff across the region, including an interactive tool that highlights the middle housing development potential throughout the San Francisco Bay Area.
- Partnered with Balancing Act to develop an online public engagement housing simulation tool that helps residents visualize sites for housing development in their communities. Through this partnership, ABAG has been able to provide free access to 25 jurisdictions and negotiate reduced-cost subscriptions for other Bay Area jurisdictions.
- Established a Regional Planning Bench and an online tool for procurement through City Innovate. The Bench and tool work together to streamline the contracting process for jurisdictions seeking to hire consultants for various parts of their Housing Element process.
- Procured 10 free licenses for Bay Area communities to pilot an innovative online tool that streamlines residential site plan review for applicants and planners. Licenses to the Plancheck Program software were provided in partnership with Symbium.
- Created a communications tool kit, including content and images for a social media campaign, a survey for jurisdictions to assess resident sentiment around housing, and information for elected officials to use in discussing housing with community members.
- Developed best practices for engagement with multilingual audiences, launched a process for helping jurisdictions access translation and interpretation services, and provided jurisdictions with remote meeting tools.

Index of Regional Housing Technical Assistance Products

Webinars

All materials are available on this webpage: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/training>

- Housing Planning: For the Future
- Planning Innovations Webinar: Regional Data Tools for the Housing Element
- Housing Element 101 - Overview and New Laws + Tips
- Creating Capacity: An Overview of the Sites Inventory
- Using Data Effectively in Housing Element Updates – ABAG’s Housing Needs Data Packets and Accessing the US Census
- How to Talk About Housing – Data-Driven Lessons on Housing Communications that Work and Those that Backfire
- Incorporating Environmental Justice and Safety into your Housing Element
- Housing Sites Inventory - Deep Dive
- Engage How To! Introduction to Remote Meeting Tools
- Affirmatively Furthering Fair Housing: The Nuts and Bolts with HCD
- Affirmatively Furthering Fair Housing: Data Deep Dive
- Integrating Climate Adaptation/Resilience into Your Housing Element
- Context of SB 9 and Potential Impacts
- HESS Tool 1.0 Tutorial Webinar
- Surplus Public Land: webinar and presentation
- New Housing Law: webinar and presentation
- Keep Calm and Certify On: Tips from Early Adopters
- New Annual Progress Report Requirements with HCD
- Webinar for Elected Officials: Learn About Available Assistance for Housing Element Updates

Housing Data Tools

[Housing Needs Data Packets](#) for all 109 Bay Area jurisdictions 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. The data packets were [pre-reviewed by HCD for consistency with state requirements](#) to create predictability during the Housing Element review process.

[Housing Element Site Selection “HESS” Tool](#), launched in Fall 2020, is a web-based mapping platform that assists Bay Area jurisdictions with site identification for Housing Element site inventories and flags sites that will likely require rezoning to be used under new state laws. In Fall 2021, ABAG launched a [1.0 update](#) to the HESS Tool based on feedback received from local planning staff, consultants, subject-matter experts and HCD. Updates included more granular screening categories, additional filters, an editing module to update underlying local land use data, and more

Upcoming

ABAG has begun the development of two new **HESS Tool 2.0 Modules**, slated for release in 2022. The first module is an **AFFH Map** and is currently available; it allows local planners to visualize the distribution of their site inventories alongside key AFFH data layers. The second module will support jurisdictions with the **Realistic**

Capacity Calculations for sites included in their inventories and will be available in early 2022. ABAG has collected and analyzed data from local jurisdictions' Annual Progress Reports, Zoning Ordinances, and General Plans to adjust the theoretical maximum capacity of sites to reflect historical building trends more accurately. Users will be able to generate realistic capacity reports prepopulated with this data, which can be submitted to HCD as supportive documentation.

Webinar Recordings

- 10/29/2020: [Planning Innovations Webinar: Regional Data Tools for the Housing Element: Webinar video recording](#) and [Webinar presentation](#)
- 3/9/2021: ABAG Housing Element Series: [Creating Capacity: An Overview of the Sites Inventory: Webinar video recording](#) and [Webinar presentation](#)
- 3/23/2021: ABAG Housing Element Series: [Using Data Effectively in Housing Element Updates: Webinar video recording](#) and [Webinar presentation](#). Introduces the ABAG housing needs data packets and provides information on accessing the U.S. Census.
- [HESS Tool 1.0 Tutorial Webinar](#)

Affirmatively Furthering Fair Housing

Staff hosted two webinars and launched the first set of AFFH resource products during the summer of 2021. The first webinar, *AFFH: The Nuts and Bolts with HCD*, was held June 22 and covered the basics of AB 686 and outlined new requirements for the Housing Element. The second webinar, *AFFH: Data Deep Dive*, was held July 13 and served as a more focused look into the analysis required for the Assessment of Fair Housing (AFH), and specifically the segregation and integration patterns analysis, which featured ABAG's work with UC Merced via the [STIR Labs partnership](#). Both webinar recordings and presentation materials can be found on ABAG's Regional Housing Technical Assistance Training [website](#).

As a follow up to the July webinar, the AFFH template [staff report](#) and [slide deck](#) were released for jurisdiction staff to use in introducing the new requirements to their local decisionmakers. Additionally, staff disseminated a [Draft Data Guidance Checklist](#) which provides sources to data points outlined in the AFH. The final version of this checklist is in development and pending release this fall.

Additional AFFH TA includes:

- Affirmatively Furthering Fair Housing Policy Resources - [Annotated Bibliography](#)
- AFFH layer added to HESS tool
- [Segregation and Land Use Reports](#)
- [AFFH Tips Memo](#)
- Leading with Equity Working Group in progress

Upcoming

- More Policies and Programs Guidance
- AFFH messaging guide

Communications, Messaging & Community Engagement

- Housing Element Webinar: [How to Talk About Housing](#) – Data-Driven Lessons on Housing Communications that Work and Those that Backfire (4/27/2021)
- Housing Element Webinar: [Engage How To! Introduction to Remote Meeting Tools](#) (5/25/2021)

- Balancing Act online public engagement housing simulation tool available for 25 jurisdictions and reduced rate negotiated for additional jurisdictions
- [Access to template survey](#) for jurisdictions to send to community members to gather information about housing issues and concerns
- Access to tool kit, including messaging guide to provide assistance in discussing housing and AFFH with community members. Several items of the tool kit have already been produced and are available on the website.
- [New Housing TA portal](#), allowing ease of access to range of relevant materials
- [Guide to Housing Element + AFFH Public Participation](#)
- Assistance with translation and interpretation ([link](#)).

Upcoming

- AFFH communications and Housing Messaging Guide
- Executive Summary and Guide for Outreach to Equity Priority Communities
- Additional outreach support available for jurisdictions
- AFFH outreach after comment letters

Peer Cohorts and Work Groups

- Missing Middle Workgroup
 - a. Products
 1. Slide templates and talking points for use by staff
 2. Market report and interactive feasibility analysis tool
 3. Zoning guidebook
 4. Affordability strategies guidebook
 5. RHNA guidance memo
 6. [Middle Market Housing Development Tool](#)
 - b. Links
 - [Session 1: What is the Missing Middle?](#)
 - [Session 2: The Middle Housing Market](#)
 - [Session 3: Making Middle Housing Happen](#)
 - [Session 4: Making Middle Housing Affordable](#)
 - [Session 5: Projecting Middle Housing Production](#)
- Wildfire: all four sessions including webinar recordings, presentations, and resource guides are on [this website](#).
- “Big 3” Cohort (Oakland, San Francisco and San Jose)
- Leading with Equity Work Group

Upcoming

- Malls & Office Parks
- Agricultural Communities Cohort

Other Regional Products

- SB 9 materials from November webinars, FAQ, staff report and presentation template, summary <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/sb-9-resources>
- Upcoming SB 9 TA
 - Model Ordinance
 - SB 9 Application Checklist
 - Affidavit regarding owner-occupancy
 - Optional affidavit regarding tenant occupancy
 - Sample deed restriction for two-unit developments
 - Same deed restriction for urban lot splits
- ADU Affordability Safe Harbor – counting towards RHNA
- [Consequences of Non-Compliance with Housing Element Update](#)
- Pilot of Symbium Plancheck software to streamline permitting ([see announcement](#))
- Parking TA:
 - [Parking toolbox and handbook](#)
 - [Parking presentation and webinars](#)
 - Future parking assistance [sign up form](#)

Upcoming

- Farm Labor Housing Guidebook

Templates

- [Jurisdiction Housing Element RFP Template](#) a request for Proposals (RFP) template for local jurisdictions to hire consultants to assist with Housing Element updates
- [Housing Element Staff Report Template](#)
- [Housing Element Timeline Template](#)
- [What is a Housing Element? Briefer Template](#)
 - [What is a Housing Element? Briefer Template \(Word version\)](#)
 - [What is a Housing Element? Briefer Template \(Spanish translation version\)](#)
 - [What is a Housing Element? Briefer Template \(Chinese translation version\)](#)
- [Housing Element FAQs Template](#)
- [AFFH Template Staff Report](#)
- [AFFH Template Staff Slide Deck](#)
- [Draft AFFH Data Guidance Checklist](#)

Upcoming

- Final AFFH Data Guidance Checklist
- Template Segregation and Land Use Reports

Resilience TA

- [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](#)

- ABAG webinar co-hosted by California Office of Planning & Research: [Incorporating Environmental Justice and Safety into your Housing Element: Webinar video recording](#) and [Webinar presentation](#)

Regional Planning Consulting Bench

ABAG has established a Regional Planning Bench with 92 consultants in 11 service categories. The Bench is available to all jurisdictions in the Bay Area to use in accordance with their local procurement rules.

ABAG launched a labor-saving online tool from City Innovate that allows jurisdictions to easily search bench consultant profiles and compare consultants' qualifications and rates. The tool also facilitates informal solicitations of quotes for work when applicable procurement rules allow.

Related Links

- [Frequently Asked Questions](#) regarding the Grants and Regional Planning Consulting Bench
- [Request for Qualifications](#) used to select the Regional Planning Consulting Bench

Local Grants

Funding amounts can be found in this [Grant Amounts spreadsheet](#). Draft funding agreements were sent to all Bay Area jurisdictions in July offering each the option of receiving reimbursements for eligible expenses, or the option of electing to have ABAG hold the funds and administer consulting contracts on behalf of the recipient jurisdiction. [REAP Non-competitive Allocation: Eligible Activities](#)

County Planning Collaboratives

County-based groups staffed by a paid coordinator who provides technical assistance and facilitates cross-jurisdiction engagement for the Housing Element updates and other housing-related topics.

Collaborative Contacts:

1. Alameda: Meredith Rupp, UPP, MRupp@up-partners.com
2. Contra Costa: Joan Chaplick, MIG, joanc@migcom.com
3. Marin: Jillian Zeiger, Marin County, jzeiger@marincounty.org
4. Napa/Sonoma: Jane Riley, 4Leaf, jriley@4leafinc.com
5. Santa Clara: Paul Peninger, BAIRD + DRISKELL, peninger@bdplanning.com
6. San Mateo: Josh Abrams, BAIRD + DRISKELL, abrams@bdplanning.com
7. Solano: Robert Guerrero, STA, rguerrero@sta.ca.gov

Recording of Planning Collaboratives Kick-Off April 13, 2021. This webinar introduces the County Planning Collaboratives.

- [Planning Collaboratives Kick-Off: Webinar video recording](#)
- [Planning Collaboratives Kick-Off: Presentation](#)
- Additional resource from the webinar: [A Collaborative Approach to Addressing our Housing Challenges](#)

HCD TA

- [Housing Planning Hub Site](#) is a repository of statewide and regional toolkits, factsheets, and guidance on a variety of housing policy areas with a specific focus on [priority policy areas](#). HCD will continually update the resource center as new tools become available.
- [Prohousing Designation](#) free technical assistance to gain designation and bonus points for state funding programs.

- [Housing Element Educational Video](#) for the 6th cycle housing element update targeting local elected officials, stakeholders, and the public. This video is available for free in English and Spanish with closed captioning. Local governments can embed links to the video on their websites.



ABAG

Metropolitan Transportation Commission

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File #: 22-0996 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 5/18/2022 **In control:** ABAG General Assembly
On agenda: 6/17/2022 **Final action:**
Title: Housing: Regional Resources for Assistance (9:10 a.m. to 9:40 a.m.)
Bay Area Housing Finance Authority (BAHFA)
Potential 2024 Regional Housing Ballot Measure

Sponsors:

Indexes:

Code sections:

Attachments: [02b 1 ABAG GA Presentation_Regional_Housing_Assistance_final3.pdf](#)

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Housing: Regional Resources for Assistance (9:10 a.m. to 9:40 a.m.)

Bay Area Housing Finance Authority (BAHFA)
Potential 2024 Regional Housing Ballot Measure

Jesse Arreguin, ABAG President
Kate Hartley, BAHFA Section Director

Information

Regional Housing Assistance and Potential 2024 Ballot Measure

ABAG GENERAL ASSEMBLY

June 17, 2022



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Regional Housing Efforts

Plan Bay Area
2040

Plan Bay Area
2050

Regional
Housing Needs
Allocation

Regional
Housing
Technical
Assistance

Bay Area
Housing
Finance
Authority

Plan Bay Area 2050 Impacts

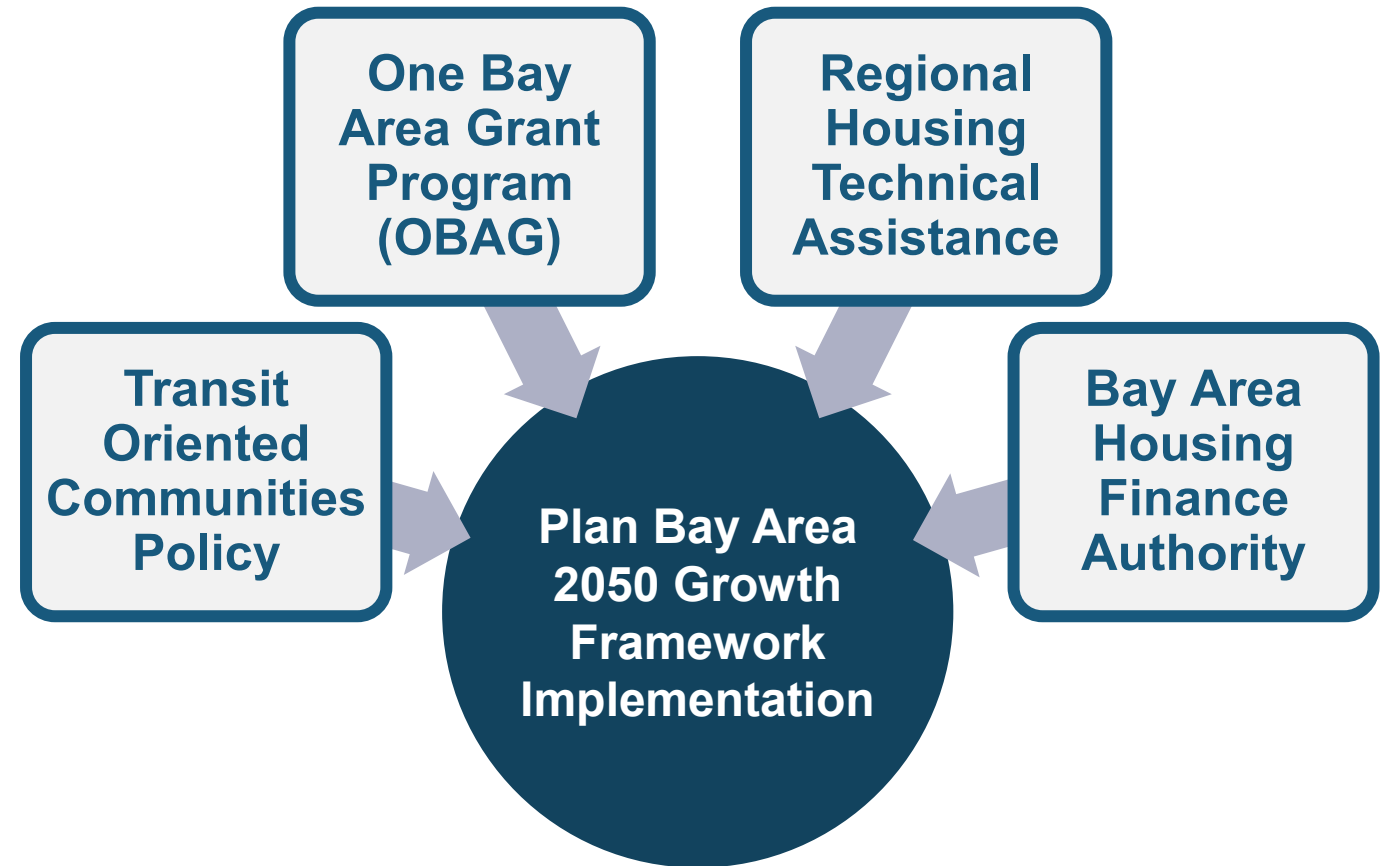
- Plan Bay Area's Regional Growth Framework
- Creates foundation for **focused growth pattern** to make the region more *affordable, connected, diverse, healthy and vibrant* for all



- Transportation
- **Housing**
- Economy
- Environment

Implementation of PBA 2050 Growth Framework

- Variety of implementation mechanisms
- Goal: create a ***complementary and mutually reinforcing*** set of policies to advance PBA 2050



Bay Area Housing Finance Authority – BAHFA

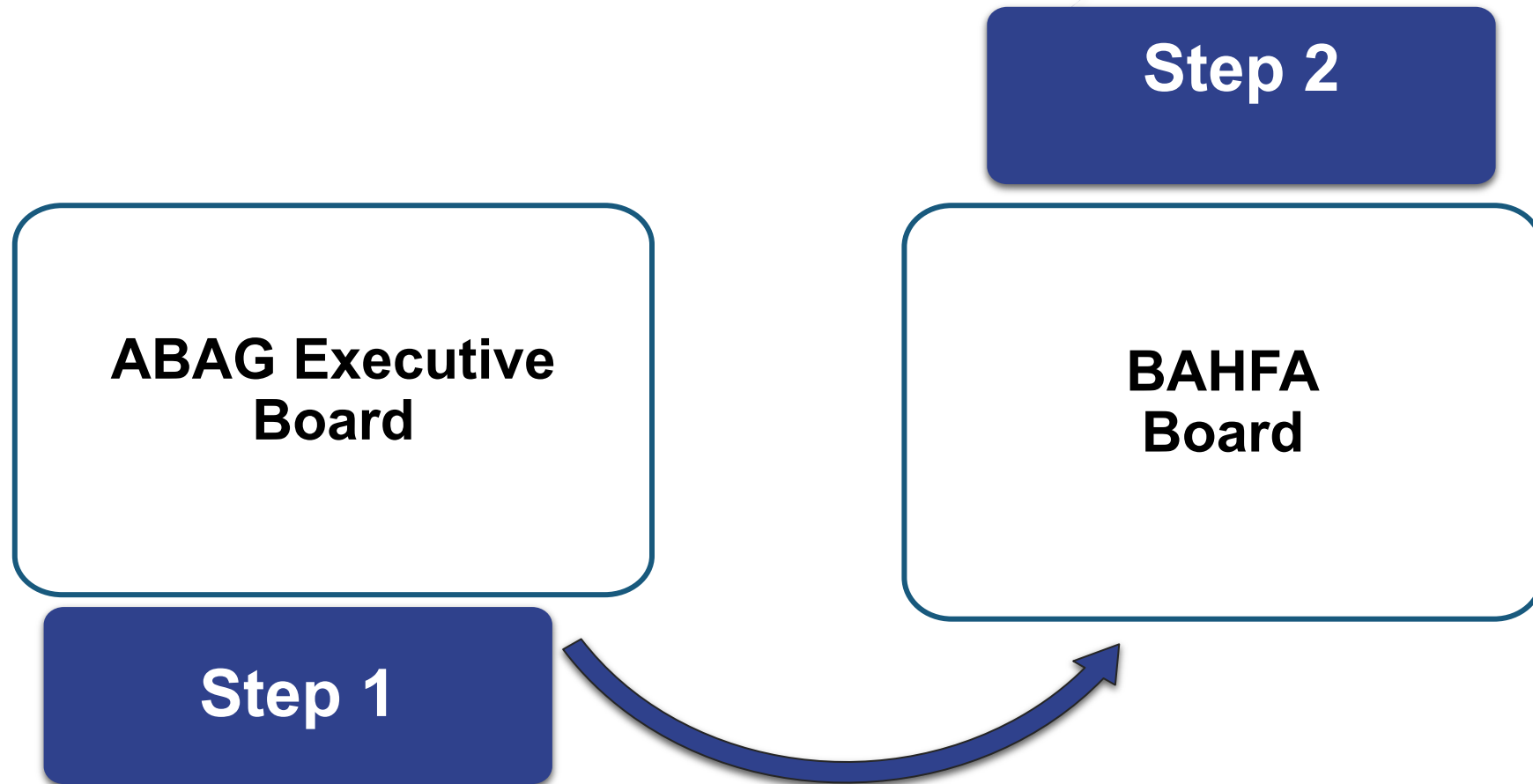
- **Created by AB 1487 (Chiu, 2019), established with ability to seek voter approval of funding** for the “3 Ps:” Production, Preservation and Protection
 - Supports local jurisdictions meeting low-income RHNA targets
 - Returns at least 80% of funds to county of origin
- **Governed jointly by ABAG and MTC**
 - Includes nine-member Advisory Committee and other stakeholders across the “3 Ps”
- **Develops New Funding for the “3Ps” in the Bay Area**
 - Revenue options subject to approval by voters (parcel tax, GO bond, “head tax,” or gross receipts tax)
 - Regional commercial linkage fee

BAHFA Update

Received \$20 million in FY 2021-22 State Budget for five pilots now under development:

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

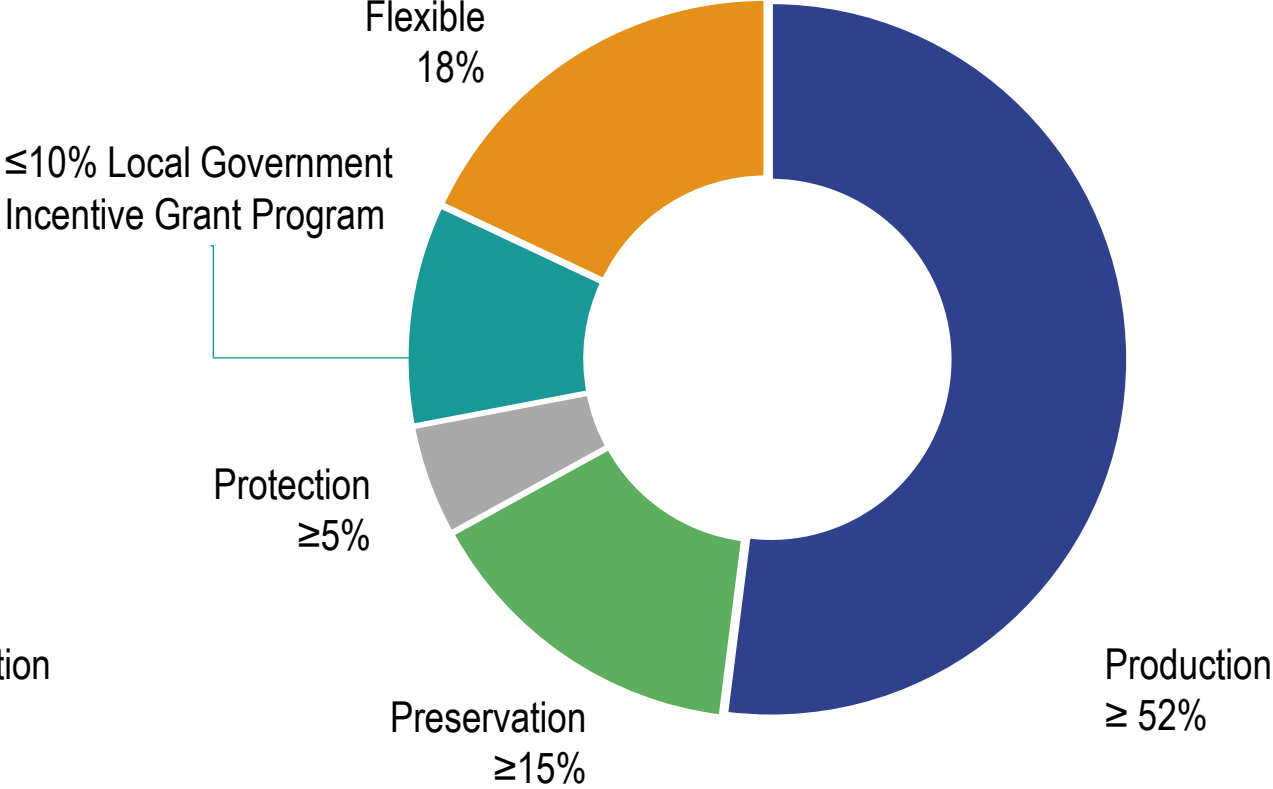
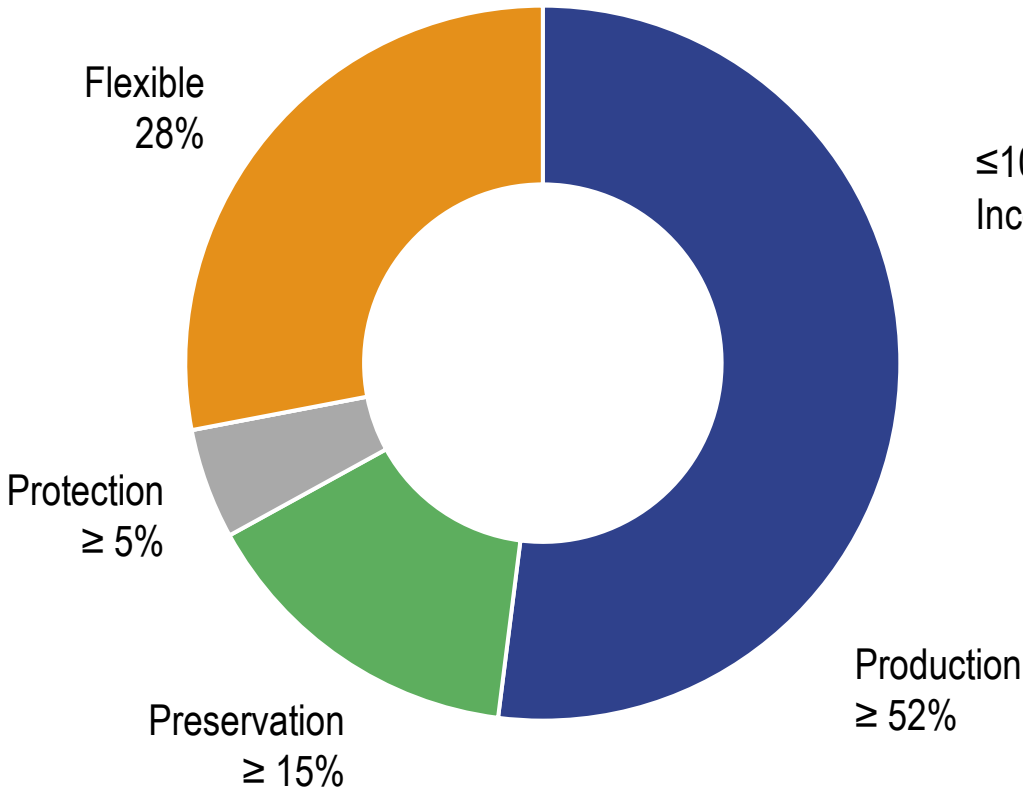
Revenue Measure Requires Joint Approval



Funding County and Regional Housing Activities

County Programs $\geq 80\%$

Regional Program $\leq 20\%$



Jurisdiction Allocations – 80% of Funding

\$10B General Obligation Bond

Jurisdiction	Amount
Alameda County (excluding Oakland)	\$984,126,195
Oakland	\$382,715,743
Contra Costa County	\$925,320,997
Marin County	\$351,944,979
Napa County (excluding City of Napa)	\$100,379,657
City of Napa	\$78,869,731
San Francisco	\$1,216,443,579
San Mateo County	\$1,046,094,022
Santa Clara County (excluding San Jose)	\$1,199,144,929
San Jose	\$1,063,392,673
Solano County	\$248,595,276
Sonoma County (excluding Santa Rosa)	\$282,080,554
Santa Rosa	\$120,891,666
BAHFA	\$2,000,000,000
Total	\$10,000,000,000

Regional Program – 20% of Funding

\$2 billion administered by BAHFA across the region

- \$1.04 billion for production (52%)
 - \$300 million for preservation (15%)
 - \$100 million for protections (5%)*
- minimums
- \$560 million maximum flexible funds (28%), up to \$200 million of which can be used for a local government incentive grant program (10%)

* State law limits GO bond proceeds to capital expenses, likely eliminating an allocation of bonds for protections. However, the state law could change by 2024.

Setting the Stage for Successful Funding

Housing stakeholders pursuing two ballot measures:

- Statewide constitutional amendment to enable affordable housing general obligation bonds to be approved by a majority of voters instead of 2/3
 - Also allows bond proceeds to be used to protect tenants at affordable housing sites through rental assistance reserves, tenant services, etc.
- BAHFA measure to raise \$10-\$20 billion for affordable housing production, preservation and protection

Timeline for 2024 Regional Housing Ballot Measure – ABAG, BAHFA and MTC

Summer 2022

- BAHFA / ABAG approve taking steps toward funding measure
- Advisory Committee Members appointed
- Continued outreach to jurisdictions

Fall 2022 – Winter 2023

- Continued outreach to jurisdictions
- Town hall public information sessions
- BAHFA Business Plan adopted

January – November 2024

- Conduct poll
- Develop and approve expenditure plan
- Develop ballot question and impartial analysis
- Provide information to the public

Timeline for Housing Advocates/Measure Proponents

2022 – Spring 2023

- Fundraise for statewide and local measures
- Build big-tent coalitions
- Education and outreach
- Polling

Spring – Winter 2023

- File statewide measure
- Gather signatures
- Fundraising
- Polling
- Campaign and PR work

January – November 2024

- Secretary of State qualifies statewide measure for ballot
- Final fundraising
- Outreach
- Campaign and PR work



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Conversation on housing challenges and how a regional housing ballot measure and other regional housing programs can assist local jurisdictions.

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Brief Summary of Local Government Services Programs (10:45 a.m. to 10:55 a.m.)

Brad Paul, Deputy Executive Director, Local Government Services

Information



Local Government Services

Brad Paul

Deputy Executive Director, LGS

General Assembly

June 17, 2022



Association of Bay Area Governments

ABAG Local Government Services

- Bay Area Housing Finance Authority (BAHFA)
- ABAG Finance Authority (ACFA)
- San Francisco Estuary Partnership (SFEP)
- ABAG POWER
- Bay Area Regional Energy Network (BayREN)



Advancing CA Financing Authority

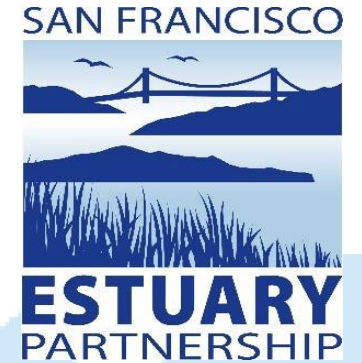
- **Since 1978, ACFA provided \$8 billion** in tax-exempt financing to help meet needs of public agencies and their nonprofit partners
- **Financings constructed/preserved/refinanced**
 - 12,000 units of housing
 - Schools
 - Hospitals and clinics
 - Water Districts
 - Municipal Infrastructure
 - Museums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



San Francisco Estuary Partnership

- Established under Clean Water Act's National Estuary Program (1988), as one of 28 estuaries of national significance
- Manages multi-benefit projects that improve the Estuary health by leveraging federal funds in state and local funds for *regional-scale restoration, water quality improvement and resilience-building projects*
- Staffs SF Bay Restoration Authority along with CA Coastal Conservancy, helping distribute \$25M/yr (Measure AA) in projects that restore the Bay and protect it from SLR

www.sfestuary.org



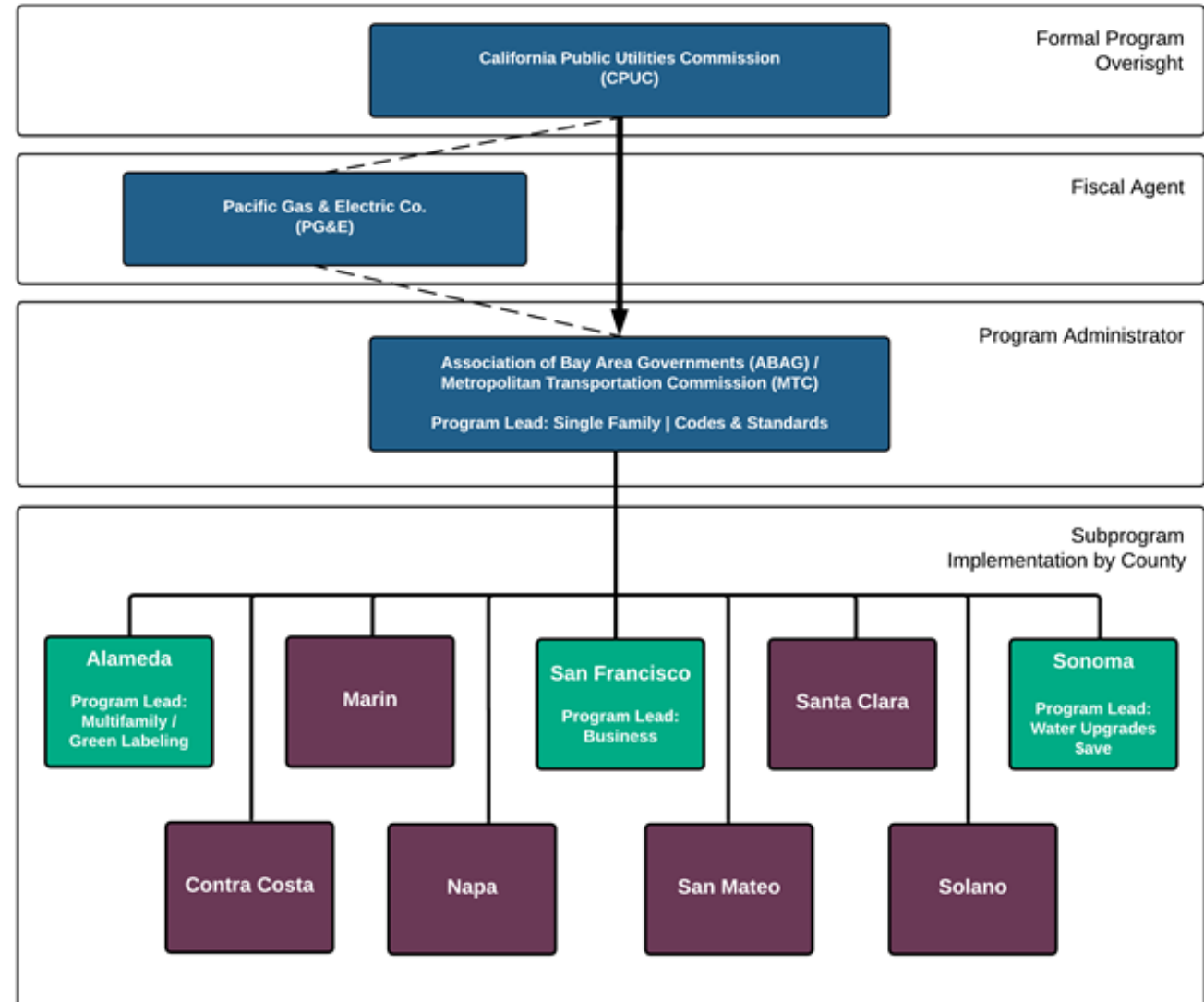
ABAG POWER and Initiatives

- Provided, since 1989, cost savings and price stability for 38 members purchasing natural gas for public buildings
- Use of natural gas for municipal buildings identified as significant contributor to greenhouse gas emissions
- Adopted a Strategic Implementation Roadmap in 2021, encouraging:
 - Default product bundled with offsets
 - Transparent and socially responsible gas
 - Voluntary electrification incentives
 - SB 1383 compliance



BayREN History and Structure

- Formed in 2012 by Bay Area cities/counties to better collaborate on energy efficiency
- Now one of four Regional Energy Networks in California
- Directed to:
 - Serve Hard-to-Reach
 - Fill gaps in market
 - Support innovative, scalable pilot programs



Current BayREN Programs

Home+ Single Family
Program

Multifamily Program

Codes & Standards
Program

Business Program

Water Upgrades \$ave
Program

Green Labeling
Program

Bay Area Multifamily Building Enhancements (BAMBE)

- **Eligibility**

- Multifamily properties with five or more dwelling units, located in 9-county Bay Area with focus on deed restricted and NOAH

- **Program offerings**

- **No-Cost Energy Consulting**

Energy usage analysis, site visits, scope development

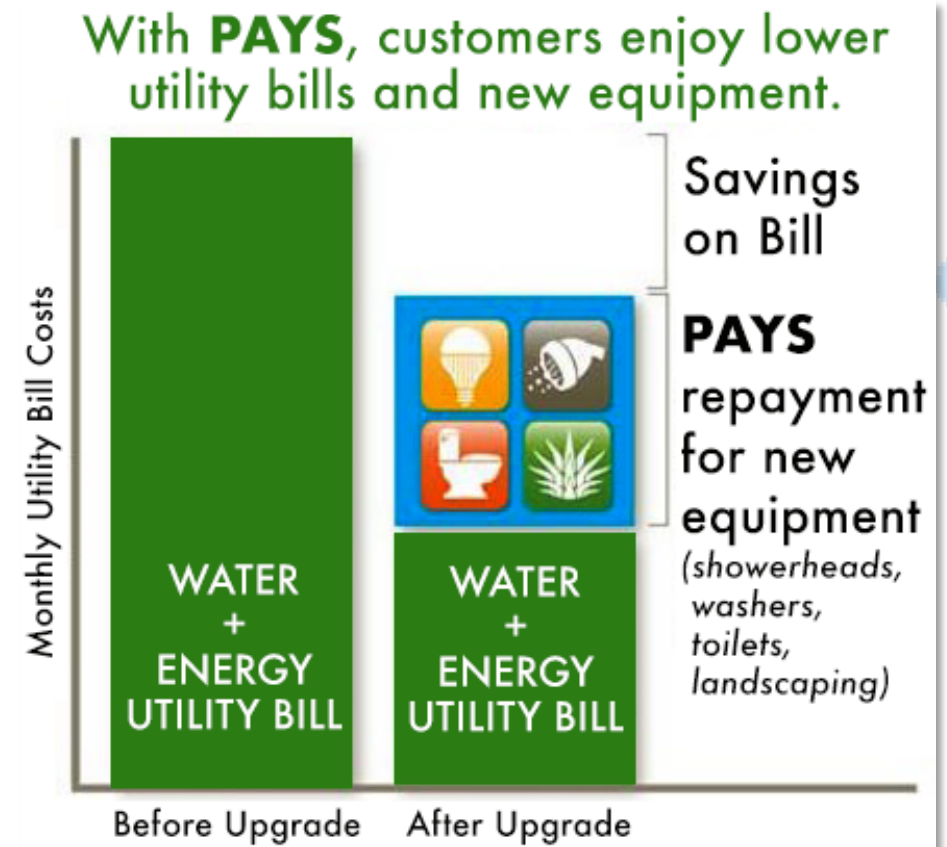
- **Cash Rebates**

Flat rate \$750/unit, additional incentives for gas-to-electric conversions

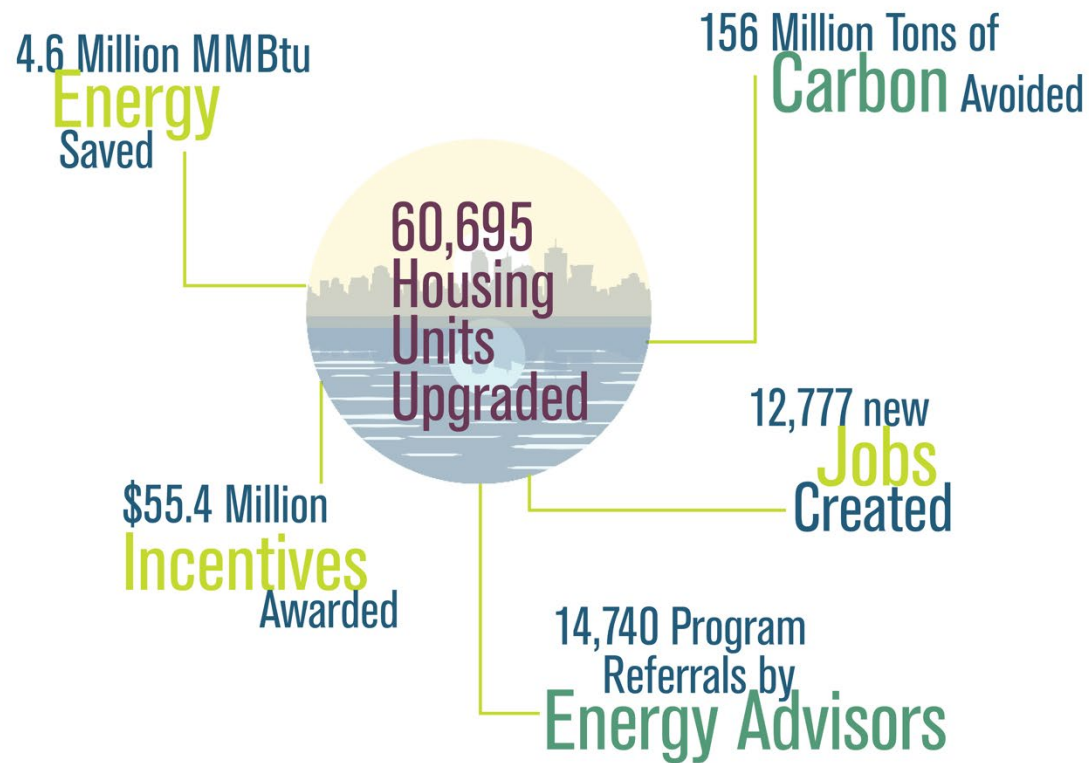


Water Bill Savings Program

- Allows water utilities to install improvements
- Being 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



Regional Accomplishments and Impact



- **9 Counties, 101 Cities**
- 6 Programs focused on
 - Energy efficiency upgrades
 - Electrification upgrades
 - Water energy nexus
 - Raising awareness among real estate and contractor industry
 - Energy code compliance

Example: Contra Costa County

Contra Costa County's involvement in BayREN

- Helps the County improve and expand local government outreach and capacity
- Helps the County achieve climate goals

18

Participating
BayREN
contractors located
in Contra Costa



1,376

Home+ projects
resulting in
savings of
443,992 kWh
and 79,792
therms



\$3,992,250

Paid in
incentives to
multifamily
property
owners for 60
projects



10

Homeowner
workshops held
from 2019-2021

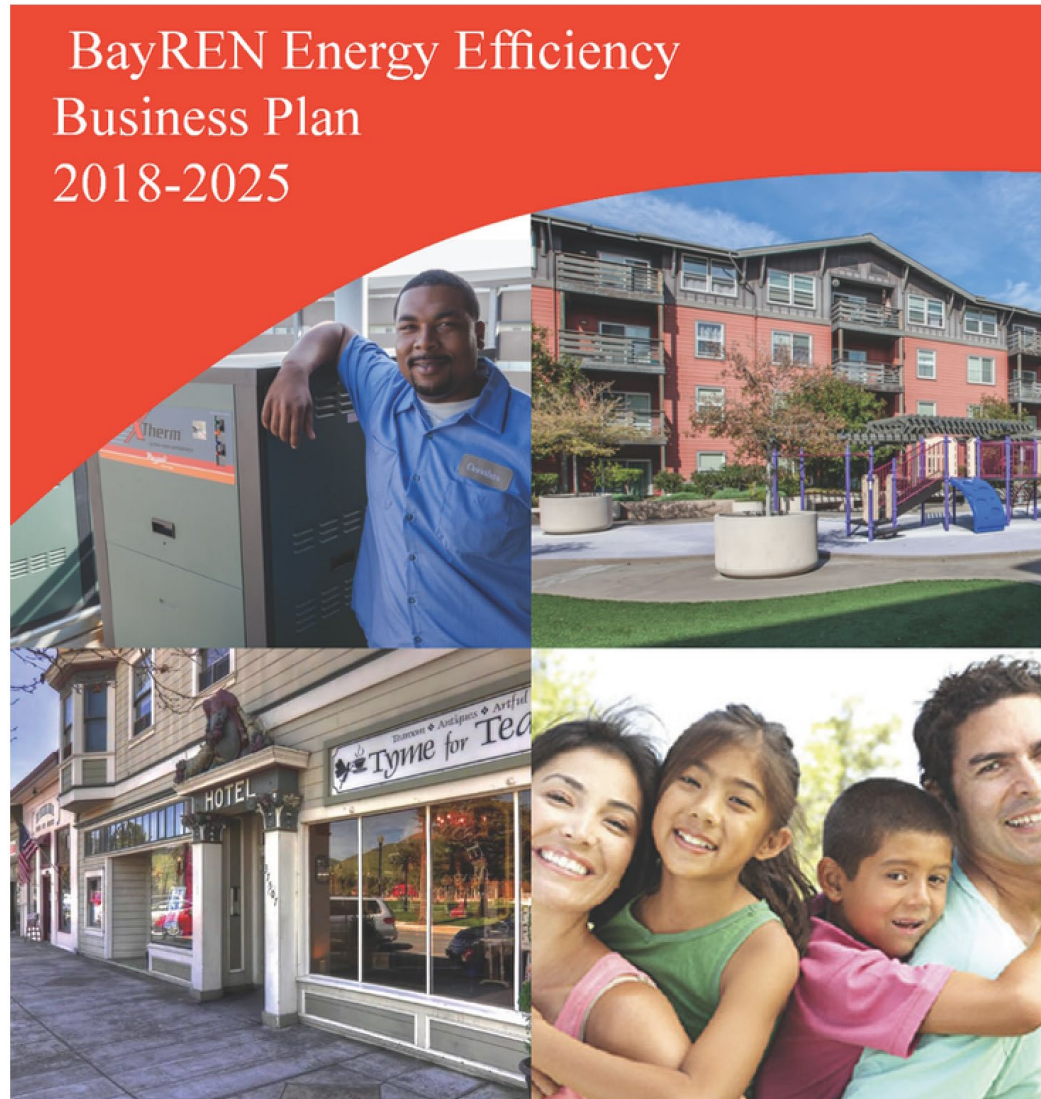


Example: Retrofit of Tenderloin SRO



Available at: <https://www.youtube.com/watch?v=1Q7Irs3cJ3Y>

Submitted New Business Plan for 2024 - 2031



Proposed BayREN Programs

Home+ Single
Family Program

Multifamily
Program

Codes &
Standards
Program

Integrated
Energy Services

Business
Program

Water Upgrades
\$ave Program

Green Labeling
Program

Targeted
Decarbonization
Services

Refrigerant
Replacement
Program

Climate Careers
Program

Working with BAHFA to Add Value

- A major challenge facing homeowners, apartment owners and affordable housing operators is rapidly escalating utility costs
- BayREN's programs reduce electric and water usage by 15% to 24%, freeing up funds for renovation budgets, rent reductions and other family needs
- In launching BAHFA's *Preservation, Anti-Displacement* and *Homeless Prevention* Pilots, BayREN programs are increasing energy efficiency, reducing operating costs and lowering GHG

Thank You

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METROPOLITAN TRANSPORTATION COMMISSION

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