



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

ABAG Administrative Committee

Chair, Jesse Arreguin, Mayor, City of Berkeley
Vice Chair, Belia Ramos, Supervisor, County of Napa

Friday, June 12, 2020

1:30 PM

Remote

Association of Bay Area Governments Administrative Committee

The ABAG Administrative Committee will be meeting on June 12, 2020, 1:30 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.

Attendee Link: <https://bayareametro.zoom.us/j/99917894051>

Join by Telephone: 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 999 1789 4051

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 Administrative Committee may act on any item on the agenda.
The ABAG Administrative Committee will meet jointly with the MTC Executive Committee.

The meeting is scheduled to begin at 1:30 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, Cindy Chavez, David Cortese, Scott Haggerty, Jake Mackenzie, Karen Mitchoff, Raul Peralez, Julie Pierce, David Rabbitt, Belia Ramos, Carlos Romero

1. Call to Order / Roll Call / Confirm Quorum

2. ABAG Compensation Announcement

3. MTC Compensation Announcement

4. ABAG Administrative Committee Consent Calendar

- 4.a. [20-0862](#) Approval of ABAG Administrative Committee Minutes of May 18, 2020

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 04a Minutes 20200518.pdf](#)

5. MTC Executive Committee Consent Calendar

- 5.a. [20-0920](#) Minutes of the March 13, 2020 MTC Executive Committee meeting

Action: Committee Approval

Attachments: [Item 5a 2020-03-13 Executive Committee Draft Minutes.pdf](#)

- 5.b. [20-0922](#) Minutes of the May 18, 2020 MTC Executive Committee meeting

Action: Committee Approval

Attachments: [Item 5b 2020-05-18 Executive Committee Draft Minutes.pdf](#)

6. Expanded Regional Housing Portfolio

6.a. [20-0863](#) Report on Initial Strategic Framework for Expanded Regional Housing Portfolio

Discussion of an initial framework for a regional housing strategy that expands the housing portfolio currently held by ABAG and MTC and preliminary overview of potential guiding principles for a regional housing strategy and a three-phased implementation plan to align potential future initiatives with available funding and thorough planning.

Action: ABAG Administrative Committee Approval
 MTC Executive Committee Approval

Presenter: Daniel Saver

Attachments: [Item 6a 1 Summary Sheet - Initial Framework for Regional Housing Strategy.pdf](#)
 [Item 6a 2 Attachment A Memo on Initial Framework for Regional Housing Strategy](#)
 [Item 6a 3 Attachment B BAHA Funding Letter.pdf](#)
 [Item 6a 4 Attachment C Local Affordable Housing Measures.pdf](#)
 [Item 6a 5 Attachment D Private Sector Housing Funds.pdf](#)
 [Item 6a 6 Presentation.pdf](#)

7. Public Comment / Other Business

Information

8. Adjournment / Next Meeting

The next regular meeting of the ABAG Administrative Committee is on July 10, 2020.

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 #: 20-0862 **Version:** 1 **Name:**
Type: Minutes **Status:** Consent
File created: 5/22/2020 **In control:** ABAG Administrative Committee
On agenda: 6/12/2020 **Final action:**
Title: Approval of ABAG Administrative Committee Minutes of May 18, 2020
Sponsors:
Indexes:
Code sections:
Attachments: [Item 04a Minutes 20200518.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Administrative Committee Minutes of May 18, 2020

Clerk of the Board

Approval



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Administrative Committee

Chair, Jesse Arreguin, Mayor, City of Berkeley
Vice Chair, Belia Ramos, Supervisor, County of Napa

Monday, May 18, 2020

9:00 AM

Board Room - 1st Floor (Remote)

Association of Bay Area Governments Administrative Committee

The ABAG Administrative Committee may act on any item on the agenda.
The ABAG Administrative Committee will meet jointly with the MTC Executive Committee.

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.

Roster

Jesse Arreguin, Cindy Chavez, David Cortese, Scott Haggerty, Jake Mackenzie, Karen
Mitchoff, Raul Peralez, Julie Pierce, David Rabbitt, Belia Ramos, Carlos Romero

1. Call to Order / Roll Call / Confirm Quorum

Chair Arreguin called the meeting to order at about 9:01 a.m. Quorum was present.

Present: 10 - Arreguin, Chavez, Cortese, Haggerty, Mackenzie, Mitchoff, Peralez, Pierce, Ramos, and Romero

Absent: 1 - Rabbitt

2. ABAG Compensation Announcement

The ABAG Clerk of the Board gave the ABAG compensation announcement.

3. MTC Compensation Announcement

The MTC Secretary gave the MTC compensation announcement.

4. AB 1487 Housing Revenue Measure

4.a. [20-0769](#) Follow-up to Questions at the April Board meetings related to AB1487 Implementation and Mechanics

This item summarizes the legal and administrative framework for the Bay Area Housing Finance Authority (BAHFA), including the steps necessary to pursue a November 2020 revenue measure and a pathway to explore expanding the region's housing portfolio even absent a November 2020 ballot measure. This is an informational item to frame the discussion and provide context for the decisions that the Joint Committee will recommend to the ABAG Executive Board and the Metropolitan Transportation Commission as part of Agenda Items 4b and 4c.

Daniel Saver gave the report.

4.b. [20-0768](#) Decision on Pursuit of November 2020 Revenue Measure

Key considerations to inform a decision regarding whether or not to pursue a general obligation bond on the November 2020 ballot to fund affordable housing.

Daniel Saver gave the report.

The following gave public comment: Roland LeBrun, Shajuti Hossain, JR Starrett, Amie Fishman, Kate Hartley, Efren Carillo, Michelle Whitman, Hayley Currier, Judith Bell, Shreya Shah, Ken Kirkey.

Upon the motion by Pierce and second by Mackenzie, the ABAG Administrative Committee recommend that the ABAG Executive Board defer action on pursuing a ballot measure until after November 2020. The motion passed unanimously by the following vote:

Aye: 9 - Arreguin, Cortese, Haggerty, Mackenzie, Mitchoff, Peralez, Pierce, Ramos, and Romero

Absent: 2 - Chavez, and Rabbitt

4.c. [20-0770](#) Direction on Future Regional Housing Work Plan

Discussion of Bay Area Regional Housing Portfolio and Range of Activities for Potential Future Regional Housing Work Plan.

Preliminary overview of options and strategies for Bay Area regional agencies to expand their existing housing portfolio and seek new funding to support tenant protections, preservation of existing housing, and production of new affordable housing.

Daniel Saver gave the report.

The following gave public comment: Darin Raneletti, Roland LeBrun, Livesey Pack, Geeta Rao, Elizabeth Wampler, Natali Bonnewit, Stewart Hyland, Michelle Whitman, Jacky Morales Ferrand.

Upon the motion by Pierce and second by Mackenzie, the ABAG Administrative Committee recommended that the ABAG Executive Board adopt Option 2, Expanded Regional Housing Portfolio. The motion passed unanimously by the following vote:

Aye: 8 - Arreguin, Haggerty, Mackenzie, Mitchoff, Peralez, Pierce, Ramos, and Romero

Absent: 3 - Chavez, Cortese, and Rabbitt

5. Public Comment / Other Business

There was no public comment.

6. Adjournment / Next Meeting

Chair Arreguin adjourned the meeting at about 11:16 a.m. The next meeting of the ABAG Administrative Committee is on June 12, 2020.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-0920 **Version:** 1 **Name:**

Type: Minutes **Status:** Consent

File created: 5/29/2020 **In control:** Executive Committee

On agenda: 6/12/2020 **Final action:**

Title: Minutes of the March 13, 2020 MTC Executive Committee meeting

Sponsors:

Indexes:

Code sections:

Attachments: [Item 5a 2020-03-13_Executive_Committee_Draft_Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:

Minutes of the March 13, 2020 MTC Executive Committee meeting

Recommended Action:

Committee Approval



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

Meeting Minutes

Executive Committee

MTC Executive Committee Roster:

***Scott Haggerty, Chair Alfredo Pedroza, Vice Chair
Dave Cortese, Federal D. Glover, Nick Josefowitz, Jake
Mackenzie, David Rabbitt,
Jim Spering, Amy Worth***

Friday, March 13, 2020

11:30 AM

Board Room – 1st Floor

The MTC Executive Committee met jointly with the ABAG Administrative Committee.

This meeting was webcast live on the Metropolitan Transportation Commission's website: <http://mtc.ca.gov/whats-happening/meetings> and took place immediately following the 9:40 a.m. Joint MTC Planning Committee with the ABAG Administrative Committee meeting.

Location:

Bay Area Metro Center, 375 Beale Street, Board Room, San Francisco, California

Teleconference Location:

San José City Hall, 200 East Santa Clara Street, 18th Floor - Conference Room 1853, San José, California

MTC Executive Committee Roster:

**Scott Haggerty, Chair Alfredo Pedroza, Vice Chair
Dave Cortese, Federal D. Glover, Nick Josefowitz, Jake Mackenzie, David Rabbitt,
Jim Spering, Amy Worth**

ABAG Administration Committee Roster:

**Jesse Arreguin, President Belia Ramos, Vice President
Cindy Chavez, David Cortese, Scott Haggerty, Jake Mackenzie, Karen
Mithoff, Raul Peralez, Julie Pierce, David Rabbitt**

1. Call to Order / Roll Call / Confirm Quorum

Chair Haggerty called the meeting to order. Quorum was present.

Present: 5 - Chair Haggerty, Commissioner Josefowitz, Commissioner Mackenzie,
Commissioner Spering and Commissioner Worth

Absent: 3 - Vice Chair Pedroza, Commissioner Cortese and Commissioner Glover

- 2a. [20-0367](#) Minutes of the January 10, 2020 MTC Executive Committee meeting
- Upon the motion by Commissioner Rabbit the second by Commissioner Mackenzie, the Minutes of the January 10, 2020 meeting were unanimously approved by the following vote:**
- Aye:** 5 - Chair Haggerty, Commissioner Josefowitz, Commissioner Mackenzie, Commissioner Spering and Commissioner Worth
- Absent:** 3 - Vice Chair Pedroza, Commissioner Cortese and Commissioner Glover
- 2b. [20-0536](#) Minutes of the January 10, 2020 ABAG Administrative Committee meeting
- The ABAG Administrative Committee took action on this item.
3. [20-0537](#) Commission Business Procedures for Declared Emergencies
- A proposal to establish Commission business procedures for declared emergencies.
- Therese McMillan gave the report.
- Upon the motion by Commissioner Spering and the second by Commissioner Worth, the Committee unanimously approved the referral of the Commission Business Procedures for Declared Emergencies to the Commission for approval. The motion carried by the following vote:**
- Aye:** 5 - Chair Haggerty, Commissioner Josefowitz, Commissioner Mackenzie, Commissioner Spering and Commissioner Worth
- Absent:** 3 - Vice Chair Pedroza, Commissioner Cortese and Commissioner Glover
4. [20-0366](#) Overview of Purpose of Joint Committee Meeting
- Staff will provide an overview of the meeting purpose.
- Therese McMillan gave the report.
5. [20-0368](#) Update on Potential Combined Housing-Transportation Measure and Polling Timeline
- An update on conversations between Bay Area Housing for All and Senate Bill 278 (Beall) stakeholders regarding a potential combined transportation-housing measure on the November 2020 ballot. Presentation by Housing for All members about updated timeline for focus groups and additional polling.
- Amie Fishman, Nonprofit Housing Association of Northern California; Ken Kirkey, All Home; Judith Bell, San Francisco Foundation; and Heather Hood, Enterprise Community Partners, gave the report.

6. [20-0369](#) Proposed Work Plan for AB 1487 Revenue Measure

A presentation on the work plan required to meet the requirements for placement of a regional housing measure on the November 2020 ballot.

Daniel Saver gave the report.

Upon the motion by Commissioner Mackenzie and the second by Commissioner Haggerty, the Committee unanimously approved the referral of the Proposed Work Plan for AB 1487 Revenue Measure to the Commission for approval. The motion carried by the following vote:

Aye: 5 - Chair Haggerty, Commissioner Josefowitz, Commissioner Mackenzie, Commissioner Spering and Commissioner Worth

Absent: 3 - Vice Chair Pedroza, Commissioner Cortese and Commissioner Glover

7. [20-0520](#) Proposed Interim Advisory Committee for Potential November 2020 Ballot Measure

Review of the requirements for an Advisory Committee for the Bay Area Housing Finance Authority (BAHFA), and discussion of potential members proposed by the MTC Chair and ABAG President.

Upon the motion by Commissioner Josefowitz and the second by Commissioner Worth, the Committee unanimously approved the referral of the Proposed Interim Advisory Committee for Potential November 2020 Ballot Measure to the Commission for approval. The motion carried by the following vote:

Aye: 5 - Chair Haggerty, Commissioner Josefowitz, Commissioner Mackenzie, Commissioner Spering and Commissioner Worth

Absent: 3 - Vice Chair Pedroza, Commissioner Cortese and Commissioner Glover

8. **Public Comment / Other Business**

There was no public comment.

9. **Adjournment / Next Meeting**

The next meeting of the Joint MTC Executive Committee and ABAG Administrative Committee will be held on a date and time to be duly noticed.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-0922 **Version:** 1 **Name:**

Type: Minutes **Status:** Consent

File created: 5/29/2020 **In control:** Executive Committee

On agenda: 6/12/2020 **Final action:**

Title: Minutes of the May 18, 2020 MTC Executive Committee meeting

Sponsors:

Indexes:

Code sections:

Attachments: [Item 5b 2020-05-18 Executive Committee Draft Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:

Minutes of the May 18, 2020 MTC Executive Committee meeting

Recommended Action:

Committee Approval



Meeting Minutes - Draft

Executive Committee

MTC Executive Committee Roster:

*Scott Haggerty, Chair Alfredo Pedroza, Vice Chair
Dave Cortese, Federal D. Glover, Nick Josefowitz, Jake
Mackenzie, David Rabbitt,
Jim Spering, Amy Worth*

Monday, May 18, 2020

9:00 AM

Board Room – 1st Floor (REMOTE)

The MTC Executive Committee met jointly with the ABAG Administrative Committee.

MTC Executive Committee Roster:

**Scott Haggerty, Chair Alfredo Pedroza, Vice Chair
Dave Cortese, Federal D. Glover, Nick Josefowitz, Jake Mackenzie, David Rabbitt, Jim
Spering, Amy Worth**

ABAG Administration Committee Roster:

**Jesse Arreguin, President; Belia Ramos, Vice President
Cindy Chavez, David Cortese, Scott Haggerty, Jake Mackenzie, Karen Mitchoff, Raul Peralez,
Julie Pierce, David Rabbitt, Carlos Romero**

1. Call to Order / Roll Call / Confirm Quorum

Chair Haggerty called the meeting to order at about 9:01 a.m. Quorum was present.

Present: 8 - Chair Haggerty, Vice Chair Pedroza, Commissioner Cortese, Commissioner Glover, Commissioner Mackenzie, Commissioner Rabbitt, Commissioner Spering and Commissioner Worth

Absent: 1 - Commissioner Josefowitz

2. ABAG Compensation Announcement

The ABAG Clerk of the Board gave the ABAG compensation announcement.

3. MTC Compensation Announcement

The MTC Secretary gave the MTC compensation announcement.

4. AB 1487 Housing Revenue Measure

[20-0840](#)

Agenda Items 4a, 4b, and 4c Presentation

4.a. [20-0769](#) Follow-up to Questions at the April Board meetings related to AB1487 Implementation and Mechanics

This item summarizes the legal and administrative framework for the Bay Area Housing Finance Authority (BAHFA), including the steps necessary to pursue a November 2020 revenue measure and a pathway to explore expanding the region's housing portfolio even absent a November 2020 ballot measure. This is an informational item to frame the discussion and provide context for the decisions that the Joint Committee will recommend to the ABAG Executive Board and the Metropolitan Transportation Commission as part of Agenda Items 4b and 4c.

Daniel Saver gave the report.

4.b. [20-0768](#) Decision on Pursuit of November 2020 Revenue Measure

Key considerations to inform a decision regarding whether or not to pursue a general obligation bond on the November 2020 ballot to fund affordable housing.

Daniel Saver gave the report.

The following gave public comment: Roland LeBrun, Shajuti Hossain, JR Starrett, Amie Fishman, Kate Hartley, Efren Carillo, Michelle Whitman, Hayley Currier, Judith Bell, Shreya Shah, Ken Kirkey.

Upon the motion by Haggerty and second by Cortese, the MTC Executive Committee recommend that the Metropolitan Transportation Commission defer action on pursuing a ballot measure until after November 2020. The motion passed unanimously by the following vote:

Aye: 8 - Chair Haggerty, Vice Chair Pedroza, Commissioner Cortese, Commissioner Glover, Commissioner Mackenzie, Commissioner Rabbitt, Commissioner Spering and Commissioner Worth

Absent: 1 - Commissioner Josefowitz

4.c. [20-0770](#) Direction on Future Regional Housing Work Plan

Discussion of Bay Area Regional Housing Portfolio and Range of Activities for Potential Future Regional Housing Work Plan.

Preliminary overview of options and strategies for Bay Area regional agencies to expand their existing housing portfolio and seek new funding to support tenant protections, preservation of existing housing, and production of new affordable housing.

Daniel Saver gave the report.

The following gave public comment: Darin Raneletti, Roland LeBrun, Livesey Pack, Geeta Rao, Elizabeth Wampler, Natali Bonnewit, Stewart Hyland, Michelle Whitman, Jacky Morales Ferrand.

Upon the motion by Pedroza and second by Glover, the MTC Executive Committee recommended that the Metropolitan Transportation Commission adopt Option 2, Expanded Regional Housing Portfolio. The motion passed unanimously by the following vote:

Aye: 7 - Chair Haggerty, Vice Chair Pedroza, Commissioner Glover, Commissioner Mackenzie, Commissioner Rabbitt, Commissioner Sperling and Commissioner Worth

Absent: 2 - Commissioner Cortese and Commissioner Josefowitz

5. Public Comment / Other Business

There was no public comment.

6. Adjournment / Next Meeting:

The next meeting of the MTC Executive Committee will be held on a date and time to be duly noticed.

Chair Haggerty adjourned the meeting at about 11:16 a.m. The next meeting of the MTC Executive Committee will be held on a date and time to be duly noticed.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-0863 **Version:** 1 **Name:**
Type: Report **Status:** Committee Approval
File created: 5/22/2020 **In control:** ABAG Administrative Committee
On agenda: 6/12/2020 **Final action:**
Title: Report on Initial Strategic Framework for Expanded Regional Housing Portfolio

Discussion of an initial framework for a regional housing strategy that expands the housing portfolio currently held by ABAG and MTC and preliminary overview of potential guiding principles for a regional housing strategy and a three-phased implementation plan to align potential future initiatives with available funding and thorough planning.

Sponsors:

Indexes:

Code sections:

Attachments: [Item 6a 1 Summary Sheet - Initial Framework for Regional Housing Strategy.pdf](#)
[Item 6a 2 Attachment A Memo on Initial Framework for Regional Housing Strategy.pdf](#)
[Item 6a 3 Attachment B BAHA Funding Letter.pdf](#)
[Item 6a 4 Attachment C Local Affordable Housing Measures.pdf](#)
[Item 6a 5 Attachment D Private Sector Housing Funds.pdf](#)
[Item 6a 6 Presentation.pdf](#)

Date	Ver.	Action By	Action	Result
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Report on Initial Strategic Framework for Expanded Regional Housing Portfolio

Discussion of an initial framework for a regional housing strategy that expands the housing portfolio currently held by ABAG and MTC and preliminary overview of potential guiding principles for a regional housing strategy and a three-phased implementation plan to align potential future initiatives with available funding and thorough planning.

Daniel Saver

ABAG Administrative Committee Approval
MTC Executive Committee Approval

Metropolitan Transportation Commission and Association of Bay Area Governments Joint MTC Executive Committee and ABAG Administrative Committee

June 12, 2020

Agenda Item 6.a.

Expanded Regional Housing Portfolio

Subject: Report on Initial Strategic Framework for Expanded Regional Housing Portfolio

Discussion of an initial framework for a regional housing strategy that expands the housing portfolio currently held by ABAG and MTC and preliminary overview of potential guiding principles for a regional housing strategy and a three-phased implementation plan to align potential future initiatives with available funding and thorough planning.

Overview: In discussions about AB 1487 implementation in their May meetings, the ABAG Executive Board and the Metropolitan Transportation Commission deferred consideration of a regional affordable housing revenue measure and instead directed staff to explore expanding the regional housing portfolio absent a ballot measure.

Staff has developed an initial strategic framework for an expanded regional housing portfolio and seeks feedback from policymakers. The foundation for the strategic framework is a strong partnership between ABAG and MTC, including through the incubation of the Bay Area Housing Finance Authority (BAHFA) as a shared initiative of the two agencies. This multi-agency partnership is designed to enable consideration of all policy, programming, and financing tools at the region's disposal to address the scale and severity of the housing crisis, while also leaning into the leadership role that ABAG has played in regional housing policy.

The proposed initial strategic framework has two parts. The first is a proposed list of guiding principles to reflect shared understandings of the future direction for the regional housing portfolio as it is developed through an iterative, collaborative process. The second is a three-phased implementation plan with a proposed near-term work plan.

Guiding Principles

The proposed guiding principles are:

1. **Collaborative, Multi-agency Strategy.** Pursue a strategy rooted in partnership between ABAG, MTC, and BAHFA—with ABAG in a leading role.
2. **Advance the “3Ps” Framework.** Ensure the expanded housing portfolio comprehensively addresses the need to protect current residents from

displacement, preserve existing housing, and produce new affordable housing.

3. **Embrace Innovation and Creativity.** Craft innovative approaches to overcome persistent challenges in the region's housing ecosystem.
4. **Multi-Sector Partnerships.** Cultivate partnerships that leverage other public and private efforts on housing; focus on value-add activities that complement, scale up, and/or fill gaps in existing approaches.
5. **Equity-Focused Approach.** Prioritize communities that are most impacted by the region's affordability crisis, especially low-income communities and communities of color.
6. **Achieve Scale.** Strive for housing strategies that meet the scale of the region's housing problems.
7. **Ensure Financial Sustainability.** Right-size new programs to available resources to ensure sustainable fiscal health of the agencies along with any expansion of activities.

Phased Implementation Plan

The initial strategic framework is structured in three phases:

1. **Phase 1 – Planning (next 3 months).** The first phase involves extensive planning to explore potential revenue sources and lay the foundation for corresponding additional activities. A key component of Phase 1 is to support the administrative infrastructure for an expanded housing portfolio, including the establishment of a new ABAG Housing Committee and the BAHFA Board. Another critical task in Phase 1 is to initiate a Regional Housing Portfolio Business Plan to evaluate methodically any significant future housing activities, including the possibility of accepting land donations and the feasibility of issuing project revenue bonds. A more detailed Phase 1 Work Plan is included in Attachment A.
2. **Phase 2 – Early Stage Pilot Activities (3-12 months).** The second phase will continue to advance the work from Phase 1 and also introduce new pilot activities, subject to funding availability and policy direction from the governing boards. The goal of these pilot activities is to swiftly make a meaningful, measurable impact on the region's housing challenges and simultaneously to build the agencies' housing-related capacity. A preliminary list of potential Phase 2 activities is included in Attachment A.

3. Phase 3 – Expand Upon Early Successes (12 months and beyond).

Details of Phase 3 activities will be developed during planning activities, including the Business Plan, in Phases 1 and 2.

Recommendation: Staff recommends that the ABAG Administrative Committee and the MTC Executive Committee accept the report and recommend approval of the initial strategic framework for an expanded regional housing portfolio, including the proposed Phase 1 Work Plan, by the ABAG Executive Board and Metropolitan Transportation Commission, respectively.

Attachments:

- A. Memo on an Initial Strategic Framework for an Expanded Regional Housing Portfolio
- B. Letter from Bay Area Housing for All
- C. Overview of Local Affordable Housing Revenue Measures
- D. Overview of Recent Housing Commitments from Private Sector



Therese W. McMillan



Memorandum

TO: Joint MTC Executive and ABAG Administrative
Committee

DATE: June 12, 2020

FR: Executive Director

RE: Initial Strategic Framework for Expanded Regional Housing Portfolio

Introduction & Overview

In May, the ABAG Executive Board and Metropolitan Transportation Commission directed staff to explore expanding the regional housing portfolio to address the Bay Area's chronic housing affordability and displacement crisis. Currently, the 101 cities and nine counties in the Bay Area are each addressing the regional housing crisis on their own with severely limited resources and staffing capacity. These challenges are only poised to worsen during the COVID recovery period as local budgets are increasingly constrained. Developing a comprehensive, data-driven regional housing strategy with resources to support local jurisdictions is a critical next step to tackle the housing crisis at scale and begin to deliver on bold regional housing outcomes. Such a regional strategy will require collaboration between ABAG, MTC, local jurisdictions, and external stakeholders to build upon existing housing strategies in order to achieve efficiencies, to identify gaps in existing approaches, and to catalyze innovative regional-scale solutions.

Central to the development of a regional housing strategy is the recognition that there is no single “silver bullet” to resolve the region's housing problems. Just as the causes and contours of the region's housing crisis are complex and multifaceted, a comprehensive regional housing strategy must deploy a multipronged package of solutions that leverages all available tools at the region's disposal. At the policy and program level, this multipronged approach is captured by the “3Ps” framework, which recognizes the need to simultaneously protect current residents from displacement and prevent them from entering homelessness, preserve existing housing, and produce new affordable housing. At the institutional level, it entails a multiagency partnership that draws upon the full range of authorities, capacities, and expertise of various entities anchored by ABAG and MTC.

The success of this regional partnership is embodied in the passage in 2019 of AB 1487 (Chiu), which established the first regional housing finance authority in the state—the Bay Area Housing Finance Authority (BAHFA)—as a shared initiative of ABAG and MTC. Policymakers from both agencies collaborated closely during the legislative process to shape BAHFA into its current form. One of the unique characteristics of BAHFA is its joint governance structure that requires a double green-light process to obtain approval from both the ABAG Executive Board and the

BAHFA Board (comprised of the same members of the Commission) for many consequential decisions, including the power to raise revenue through a regional ballot measure.

BAHFA represents a package of new authorities beyond those currently held by ABAG and MTC; it is another set of tools in the regional toolbox, complementary to the activities of both agencies. This complementary role for BAHFA must be viewed in light of the leadership role that ABAG has played in regional housing policy, including its leadership on the Regional Housing Needs Allocation process, the development of the regional growth strategy, and the collection and analysis of regional housing data. The development of a regional housing strategy will seek to define the roles of ABAG, MTC, and BAHFA—along with other associated entities such as ABAG’s Advancing California Finance Authority (ACFA)—within the context of a multiagency partnership. The regional housing strategy will also seek to leverage external resources including private funding and affordable housing finance experts.

Ultimately, an expanded regional housing portfolio will endeavor to raise and deploy new funding to produce new affordable housing, preserve existing housing, and advance tenant protections; provide technical assistance to local jurisdictions; and generate useful data to inform local and regional housing policies and programs. This will include exploring the authorities of ACFA and BAHFA to raise revenue through a variety of sources (including a regional ballot measure), issue bonds, apply for and receive grants from private and public entities, invest moneys of the authorities, and enter into joint powers agreements as appropriate.

This memo presents an initial framework for an expanded regional housing strategy. The memo proceeds in two parts. First, it outlines proposed “guiding principles” for an expanded regional housing strategy. Second, it details a phased implementation plan to align potential future initiatives with available funding and thorough planning.

Guiding Principles

The exploration of a comprehensive regional housing strategy will involve an iterative, collaborative process led by ABAG and MTC policymakers as staff investigate potential revenue sources and corresponding activities. Staff proposes the following guiding principles that can serve as a foundation for a shared understanding of the future direction for the regional housing portfolio:

1. **Collaborative, Multi-agency Strategy.** Pursue a regional housing strategy rooted in a collaborative partnership between ABAG and MTC that simultaneously draws upon the strengths of each agency while also leaning into **ABAG’s leadership role on housing issues**. The Bay Area Housing Finance Authority provides an opportunity to strengthen this partnership by institutionalizing shared decision-making with respect to specific new regional tools.
2. **Advance the “3Ps” Framework.** Ensure the expanded housing portfolio operates within the “3Ps” framework of protecting current residents, preserving existing housing, and producing new affordable housing. This framework should include a focus on the most vulnerable residents, elevating homelessness prevention strategies across the 3Ps by serving those with extremely low incomes.
3. **Embrace Innovation and Creativity.** Craft innovative approaches to overcome persistent challenges the region has faced, including with creative financing, pilot

programs, and a bold vision to achieve measurable impact on housing outcomes and connected communities.

4. **Multi-Sector Partnership Model.** Cultivate multi-sector partnerships that leverage other public and private efforts to deepen impact and facilitate cross-sector communication to achieve shared goals. Focus on value-add activities that complement, scale up, and/or fill gaps in the efforts of other public sector, philanthropic, and private sector endeavors.
5. **Equity-Focused Approach.** Prioritize communities that are most impacted by the region's affordability crisis, especially low-income communities and communities of color. Without affordable and stable housing opportunities, systemically marginalized Bay Area residents will lose access to critical resources such as public transportation, health care, jobs, and quality schools—and the region will lose its racial and cultural diversity, as well as its economic edge.
6. **Achieve Scale.** Strive for housing strategies that meet the scale of the region's housing problems.
7. **Ensure Financial Sustainability.** Right-size new programs to available resources to ensure that expansion of the regional housing portfolio proceeds in a fiscally responsible manner. Respect appropriate boundaries between transportation and housing investment funds. Explore revenue generation opportunities as appropriate. Work towards a self-sustaining model.

Phased Implementation Plan and Near-Term Work Plan

Staff's initial proposal to explore expansion of the regional housing portfolio is structured in three phases. This phased approach seeks to gradually expand regional housing activities within the current fiscally constrained environment by providing time to pursue revenue opportunities and evaluate programmatic priorities with policymakers. The three phases are:

- **Phase 1 – Planning (next 3 months).** The first phase involves intensive planning to explore potential revenue sources without a ballot measure and to lay the foundation for corresponding expanded activities. A key component of Phase 1 is to support the administrative infrastructure for the regional agencies' expanded housing work, including the formation of a new ABAG Housing Committee, the activation of the BAHFA Board, and planning for the formation of the BAHFA Advisory Committee. Another critical component is to initiate the **Regional Housing Portfolio Business Plan** to evaluate methodically any significant future housing activities including the possibility of accepting land donations and the feasibility of issuing project revenue bonds. The Business Plan will draw upon subject matter experts to develop a roadmap of creative yet sustainable activities with an emphasis on innovative financing options and the staffing structures necessary to support them. Bay Area Housing for All has already offered \$100,000 to support a Business Plan (Attachment B). Additionally, the Business Plan will present options for the roles of the different regional agencies, including the potentially complementary financing options available through ACFA and BAHFA.
- **Phase 2 – Early Stage Pilot Activities (3-12 months).** The second phase will continue to advance the work from Phase 1 while also introducing new pilot activities, subject to funding availability and policy direction from the governing boards. The goal of these pilot activities is to swiftly make a meaningful, measurable impact on the region's

housing challenges and simultaneously to build the agencies' housing-related capacity. Considering time and resource constraints, such activities are likely to build upon existing staff expertise and regional programming, leveraging the relationships and convening power of ABAG, MTC, and BAHFA. During Phase 2, policymakers will provide guidance on key issues identified during the development of the Regional Affordable Housing Portfolio Business Plan. Staff expects to conclude the Business Plan by the close of Phase 2.

- **Phase 3 – Expand Upon Early Successes (12 months and beyond).** The third phase will provide policymakers the opportunity to implement recommendations from the Business Plan. The costs and staffing requirements for potential activities will be identified in detail as part of the Business Plan, along with proposals for the division of labor between the various regional finance authorities.

Proposed Phase 1 Work Plan (next 3 months)

Staff has developed a proposed work plan to guide next steps as the agencies enter Phase 1 of exploring an expanded regional housing portfolio. Importantly, Phase 1 primarily includes planning and other exploratory tasks that can be accomplished with existing staff, except for the Business Plan which will require external consultant expertise. The proposed Phase 1 work plan is achievable but will stretch existing capacity. Consequently, staff proposes a streamlined approach with regional committees and boards meeting only as necessary to advance key work items and respond to emerging opportunities. Staff would return in the early fall with a status update and proposal for Phase 2 activities right-sized to fit available resources and partnership opportunities.

Work Item	Key Tasks	Resource Needs
Support Regional Housing Committees	<ul style="list-style-type: none"> ● Support new ABAG Housing Committee ● Support activation of BAHFA Board ● Develop a plan for empaneling the BAHFA Advisory Committee 	<ul style="list-style-type: none"> ● Current staff is sufficient so long as the agencies pursue a streamlined meeting schedule during the next three months. Multiple committee meetings each month would reduce staff capacity to pursue other near-term work items.
Regional Housing Portfolio Business Plan	<ul style="list-style-type: none"> ● Develop scope of work ● Secure additional funding to develop the Business Plan ● Release RFP and select consultant(s) 	<ul style="list-style-type: none"> ● Current staff can scope and manage RFP process ● \$300k-\$500k required for consulting services. <ul style="list-style-type: none"> ○ \$100,000 has been committed from the Bay Area Housing For All coalition.
Track Federal and State Housing Efforts	<ul style="list-style-type: none"> ● Monitor state and federal legislation and budget processes for housing-related issues ● Brief boards/committees as needed 	<ul style="list-style-type: none"> ● Current staff is sufficient

	<ul style="list-style-type: none"> ● Strategically intervene to support Bay Area positions, as appropriate 	
Explore and Pursue Partnership Opportunities	<ul style="list-style-type: none"> ● Engage with philanthropic and private-sectors to explore potential revenue options and other public-private partnerships. ● Explore partnership opportunities with other public agencies, including potential land donations, technical assistance, and data-gathering. ● Evaluate value-add opportunities to complement activities of public and private sectors for potential Phase 2 pilot programs. 	<ul style="list-style-type: none"> ● Current staff is sufficient

Range of Potential Phase 2 Pilot Activities

Although additional planning and research is needed, staff has begun to evaluate potential activities that could be suitable for Phase 2 of implementation. Given the short timeline and resource constraints, staff's preliminary list prioritizes less resource-intensive initiatives for Phase 2. Potential activities may require fewer new resources because of the possibility of leveraging partnerships with other public and/or private entities, the potential alignment with core competencies of ABAG and MTC and the consolidated staff, and the lack of a need for intensive capital fundraising. Additionally, staff has focused on activities with clear regional value-add propositions that would support rather than compete with local jurisdictions. The list is presented as a potential menu and staff seeks feedback from policymakers on the following options:

- ***Regional Convenings for Local Agency Staff.*** During initial outreach to staff in county housing departments, there was a strong desire for the regional government to regularly convene local housing officials to fortify the regional network and enable identification and dissemination of best practices. These convenings could also serve as early scoping sessions for longer-term technical assistance programs to support local staff.
- ***Regional Affordable Housing Application Platform.*** Several local jurisdictions and sub-regional collaborations have begun to explore a centralized application platform to enable prospective tenants to apply to available affordable housing units. Such a tool could ease the administrative burden on both applicants and housing managers, help to overcome persistent access barriers to affordable housing, and develop data about the housing needs of specific populations. The regional agencies could explore a potential partnership to expand this prototype at the regional level.
- ***COVID-Related Technical Assistance to Local Jurisdictions.*** While technical assistance could focus on any of the 3Ps, there is an acute need for rapid development of protection strategies for existing residents threatened with displacement due the economic fallout from COVID-19. Regional technical assistance on both policies and programs,

especially rental and mortgage assistance programs, could support the development of best practices and knowledge-sharing across jurisdictional boundaries.

- ***Acquisition and Preservation Financing Strategies.*** COVID-related defaults in rent and mortgage payments could lead to displacement-inducing foreclosures and private acquisitions of housing affordable to lower- and middle-income residents. The agencies could seek to develop creative acquisition and rehab financing strategies that both stop short-term displacement and create long-term affordability.

Develop Potential Phase 3 Activities During Planning in Phases 1 and 2

One purpose of the phased implementation strategy is to enable sufficient time to evaluate and plan for longer-term and more resource-intensive activities in Phase 3 and beyond. The Business Plan will serve as the primary vehicle through which Phase 3 activities will be developed. Staff anticipates the scope of the Business Plan to include evaluation of comprehensive housing finance strategies, ongoing technical assistance programs for local jurisdictions across the 3Ps, regional funding coordination to increase efficiencies and certainty in the affordable housing development process, enhanced data gathering, and exploration of a regional ballot measure at an appropriate future moment.

	Phase 1 PLANNING (next 3 months)	Phase 2 EARLY STAGE PILOT ACTIVITIES (3-12 months)	Phase 3 EXPAND UPON EARLY SUCCESSES (12 months & beyond)
Regional Housing Portfolio Business Plan	<ul style="list-style-type: none"> • Develop scope of work • Secure funding • Release RFP • Select consultant(s) 	<ul style="list-style-type: none"> • Oversee consultants • Regular reports to and direction from policymakers 	
Assess Revenue & Partnership Opportunities	<ul style="list-style-type: none"> • Track state and federal efforts; • Strategically intervene as appropriate • Engage w/ public & private stakeholders to explore potential partnerships 	<ul style="list-style-type: none"> • Revenue generation activities as appropriate • Continue to explore and form initial partnerships 	
Expanded Programming		Examples include: <ul style="list-style-type: none"> • Regional affordable housing platform to streamline applications; • COVID-related “protections” TA • Evaluate existing regional housing funds • Share best practices and host local agency convenings 	Consider recommendations from Business Plan for <ul style="list-style-type: none"> • TBD housing finance • Funding coordination • Technical assistance • enhanced data gathering, and • Explore a future regional ballot measure
Support Boards and Committees	Support regional policymakers, including to-be-formed ABAG Housing Committee, BAHFA Board, and BAHFA Advisory Committee.		
TOTAL COST	\$300-500K	TBD [pending activities & revenue]	TBD [pending activities & revenue]

Conclusion

Staff seeks feedback on the proposed initial regional housing strategy for an expanded housing portfolio. Staff seeks approval of the Phase 1 Proposed Work Plan, including a streamlined committee meeting schedule during the next three months and a detailed status report as the agencies transition to Phase 2 in the fall.



Therese W. McMillan

Attachment B – Letter from Bay Area Housing for All

Attachment C – Overview of Local Affordable Housing Revenue Measures

Attachment D – Overview of Recent Housing Commitments from Private Sector



May 5, 2020

MTC Commissioners and ABAG Executive Board
Bay Area Metro Center
375 Beale St
San Francisco, CA 94105

Dear MTC Commissioners and ABAG Executive Board:

As elected officials, we know you are on the frontlines of responding to the COVID pandemic ensuring the safety and health of our Bay Area communities, especially our most vulnerable residents. On behalf of the Bay Area Housing for All (BAHA) leadership team, we want to thank all of you for the work you're doing.

As we discussed in our meeting on April 8, we recognize the path to the ballot may change in response to the COVID pandemic and accompanying economic uncertainty. As has been our approach throughout this process, the decisions we make in partnership with the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) will continue to be both data-driven and responsive to the needs of our region. We appreciate your leadership during this uncertain time.

This crisis, and our need to 'Shelter In Place' for the sake of our shared health and the world economy, only underscores the necessity for there to be sufficient and safe homes to do so.

Our region, using the authority and structure of BAHFA already created through AB 1487, can address the severe economic and health impacts of the COVID-19 pandemic while building a strong foundation for a lasting recovery. Immediately prior to the pandemic, California faced a shortage of 1.3 million affordable homes. As we respond to this crisis and plan for our long-term recovery, the guiding motivation of BAHA has become even more critical: it is essential for everyone to have a healthy, stable home. Therefore, the BAHA leadership team remains committed to working with MTC and ABAG in standing up BAHFA to provide the kind of regional coordination, technical assistance, and funding/financing for affordable housing -- both to meet the existing need and to play a role in our region's recovery. For example:

- BAHFA could receive and coordinate funds across the region, not just from a ballot measure, but also could directly receive and disburse funds from the state, federal stimulus, private funds, etc.;
- BAHFA could provide TA to jurisdictions who are trying to figure out how to use the new federal housing dollars coming to their jurisdictions; and
- BAHFA could be a direct lender/under-writer of affordable housing production and preservation deals, which could be especially beneficial to lower-capacity jurisdictions who were short staffed before this crisis and are now even more stretched for capacity.

We believe these steps can provide our region with the relief and resources needed to address the increase in homelessness and housing insecurity we're already seeing and will continue to see as a result of the COVID pandemic and economic fallout. There is a great opportunity to leverage the structure and authorities of BAHFA, as well as existing staff, to do this work. The first, and most foundational piece, of this work is to create a business plan for BAHFA. **We understand the financial constraints that accompany this new public health and economic crisis and the impact this will have on resources available to fund the work needed to launch a regional agency. We would like to extend the offer to engage in a partnership to ensure this critical work continues to move forward. We have identified \$100,000 in assistance.**

Please feel free to reach out to any of us with your questions and thoughts. Thank you all again for your partnership.

Sincerely,

Judith Bell, Chief Impact Officer, The San Francisco Foundation
 Amie Fishman, Executive Director, Non-Profit Housing Association of Northern California
 Heather Hood, Vice President, Enterprise Community Partners, Northern California
 Tomiquia Moss, Founder and Chief Executive, All Home

Cc: Therese McMillan, Executive Director, MTC
 Rebecca Long, Government Relations Manager, MTC/ABAG
 Randy Rentschler, Director of Legislation and Public Affairs, MTC/ABAG

Bay Area Local Affordable Housing Funding Measures (2015 – Present)

County/City	Year	Mechanism	Revenue	Type of Funding	Notes
San Jose	2020	Real Estate Transfer Tax	\$ 50 million	General	Per annum
San Francisco	2019	GO Bond	\$ 600 million	Dedicated	
Berkeley	2018	GO Bond	\$ 135 million	Dedicated	
San Francisco	2018	Targeted Gross Receipts Tax	\$ 300 million	Dedicated	Per annum
Napa County & various cities	2018	TOT Hotel Tax Increase	\$ 5 million	Dedicated	Per annum
Emeryville	2018	GO Bond	\$ 50 million	Dedicated	
Santa Clara County	2016	GO Bond	\$ 950 million	Dedicated	
Alameda County	2016	GO Bond	\$ 580 million	Dedicated	
San Mateo County	2016	Sales Tax	\$ 85 million	General	Per annum
San Francisco	2015	GO Bond	\$ 310 million	Dedicated	

Overview of Recent Housing Commitments from Private Sector

Source & Total Commitment	Resource Type	Details
Apple \$2.5 Billion	Housing Financing <i>\$2.15 Billion</i>	<ul style="list-style-type: none"> • \$1 billion affordable housing investment fund in partnership with State • \$1 billion first-time homebuyer mortgage assistance fund in partnership with State • \$150 million Bay Area housing fund (long-term forgivable loans and grants)
	Land <i>\$300 Million</i>	<ul style="list-style-type: none"> • Value of land owned by Apple in San Jose made available for affordable housing
	Nonprofit Donation <i>\$50 Million</i>	<ul style="list-style-type: none"> • Donation to nonprofits supporting vulnerable populations and addressing homelessness, including Destination Home in Santa Clara County
Google \$1 Billion	Land <i>\$750 Million</i>	<ul style="list-style-type: none"> • Value of land owned by Google made available for market rate and affordable housing
	Housing Financing <i>\$250 Million</i>	<ul style="list-style-type: none"> • Housing investment fund
Facebook \$1 Billion	Housing Financing <i>\$425 Million</i>	<ul style="list-style-type: none"> • \$250 million to finance mixed-income housing on excess state-owned land • \$150 million to Partnership for the Bay's Future (see below) to fund new affordable housing in the Bay Area • \$25 million to build teacher and essential worker housing in San Mateo and Santa Clara Counties
	Land <i>\$225 Million</i>	<ul style="list-style-type: none"> • Value of land owned by Facebook in Menlo Park made available for mix-income housing
	TBD <i>\$350 Million</i>	<ul style="list-style-type: none"> • Funds for additional commitments based on the rollout and effectiveness of other Facebook initiatives
Partnership for the Bay's Future \$540 Million	Housing Financing <i>\$500 Million</i>	<ul style="list-style-type: none"> • Affordable housing funds for Bay Area projects (includes \$150 million from Facebook, per above)
	Policy Grants <i>\$40 Million</i>	<ul style="list-style-type: none"> • Grants to local governments and nonprofits to support policy development across the 3Ps
Kaiser Permanente \$200 million	Housing Financing <i>\$100 Million</i>	<ul style="list-style-type: none"> • \$50 million contribution to a \$100 million national loan fund for affordable housing • Up to \$50 million contribution to the Housing for Health Fund in the Bay Area
	TBD <i>\$100 Million</i>	<ul style="list-style-type: none"> • Remaining funds in the \$200 million "Thriving Communities Fund" are unprogrammed
Cisco \$50 Million	Nonprofit Donation <i>\$50 Million</i>	<ul style="list-style-type: none"> • Donation to Destination Home over 5 years to address homelessness in Santa Clara County
Marc & Lynne Benioff \$30 million	Research & Policy <i>\$30 Million</i>	<ul style="list-style-type: none"> • Donation to UC San Francisco to start the Homelessness and Housing Initiative, which will research causes of homelessness and identify evidence-based solutions.



Initial Strategic Framework for Expanded Regional Housing Portfolio



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

MTC Executive Committee & ABAG
Administrative Committee Joint Meeting

June 12, 2020

Background and Context

Key ABAG/MTC Decisions in May:

1. Defer consideration of affordable housing ballot measure to an election after November 2020
 2. **Pursue an expanded regional housing portfolio**
 - Direction to staff to return in June with strategic proposal to chart a path forward
- **COVID-19 Impacts**
 - Fiscal constraints
 - Exacerbation of underlying housing problems



Strategic Framework for Expanded Regional Housing Portfolio

- The multi-faceted nature of the housing crisis requires a multi-pronged set of solutions, partners, and tools.
- Framework for a regional housing strategy is rooted in a partnership approach that enables consideration of all tools in the toolbox.
 - Regional collaboration will situate ABAG in a leading role, with MTC and BAHFA as necessary partners.
- Two-Part Strategic Framework:
 1. **Proposed Guiding Principles**
 2. **Phased Implementation Plan & Proposed Near-Term Work Plan**



Proposed Guiding Principles



**Collaborative, Multi-agency
Strategy, with ABAG in
Leadership Role**



**Multi-sector
Partnerships**



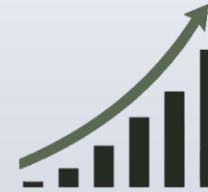
**Advance the
“3Ps” Framework**



**Equity-Focused
Approach**



**Embrace Innovation
and Creativity**



Achieve Scale



**Ensure Financial
Sustainability**

Phased Implementation Plan

Three-phased approach seeks to gradually expand regional housing activities within fiscally constrained environment by providing time to pursue revenue opportunities and evaluate programmatic priorities with policymakers.

- Overview
 - **Phase 1: Planning**
(next 3 months)
 - **Phase 2: Early Stage Pilot Activities**
(3-12 months)
 - **Phase 3: Build Upon Early Success**
(12 months and beyond)



Phase 1: Planning

Intensive planning to explore potential revenue sources and lay the foundation for corresponding additional activities

- Timeline: next 3 months (July – September)
- Key Components:
 - **Support Boards and Committees.** Establish ABAG Housing Committee and BAHFA Board. Pursue “streamlined approach” with as-needed meetings until Phase 2.
 - **Regional Housing Portfolio Business Plan.** Methodically evaluate potential future housing activities, including possibility of accepting land donations and feasibility of issuing project revenue bonds.
- Resource Needs: \$300k – \$500k for Business Plan



Phase 1: Planning

Proposed Work Plan

Work Item	Key Tasks	Resource Needs
Support Regional Housing Committees	<ul style="list-style-type: none"> • Support new ABAG Housing Committee • Support activation of BAHFA Board • Plan for BAHFA Advisory Committee 	With streamlined approach, current staff is sufficient.
Regional Housing Portfolio Business Plan	<ul style="list-style-type: none"> • Develop scope of work • Secure additional funding to develop the Business Plan • Release RFP and select consultant(s) 	Current staff can scope and manage RFP process. \$300k-\$500k required for consulting services.
Track Federal and State Housing Efforts	<ul style="list-style-type: none"> • Monitor state and federal legislation and budget processes for housing-related issues • Brief boards/committees as needed • Strategically intervene to support Bay Area positions, as appropriate 	Current staff is sufficient
Explore and Pursue Partnership Opportunities	<ul style="list-style-type: none"> • Engage with philanthropic and private-sectors • Explore partnerships with other public agencies • Evaluate value-add opportunities for Phase 2 programs 	Current staff is sufficient

Phase 2: Early Stage Pilot Activities

Advance planning activities from phase 1 and introduce new pilot activities, subject to funding availability and policy direction from governing boards.

- Timeline: 3 – 12 months (October 2020 – June 2021)
- Potential Pilot Activities & Partnerships:
 - Regional Convenings for Local Agency Staff
 - Regional Affordable Housing Application Platform
 - COVID-Related Technical Assistance to Local Jurisdictions
 - Acquisition and Preservation Financing Strategies
- Resource Needs: TBD



Phase 3: Expand Upon Early Success

Provide policymakers the opportunity to implement recommendations from the Business Plan and other Phase 1 & 2 planning activities

- Timeline: 12 months and beyond (July 2021 and following)
- Key Components:
 - **Review costs and staffing requirements for potential activities identified in Business Plan.** Could include comprehensive financing strategies, ongoing TA for local jurisdictions across 3 Ps, regional funding coordination, and enhanced data gathering.
 - **Review options for division of labor** between regional entities
 - **Consider revised approach & timeline** to pursue a regional revenue measure
- Resource Needs: TBD



	Phase 1 PLANNING	Phase 2 EARLY STAGE PILOT ACTIVITIES	Phase 3 EXPAND UPON EARLY SUCCESSES
	(next 3 months)	(3-12 months)	(12 months & beyond)
Regional Housing Portfolio Business Plan	<ul style="list-style-type: none"> • Develop scope of work • Secure funding • Release RFP • Select consultant(s) 	<ul style="list-style-type: none"> • Oversee consultants • Regular reports to and direction from policymakers 	
Assess Revenue & Partnership Opportunities	<ul style="list-style-type: none"> • Track state and federal efforts • Strategically intervene as appropriate. • Engage w/ public & private stakeholders to explore potential partnerships 	<ul style="list-style-type: none"> • Revenue generation activities as appropriate • Continue to explore and form initial partnerships 	
Expanded Programming		<p>Examples include:</p> <ul style="list-style-type: none"> • Regional affordable housing platform to streamline application process • COVID-related “protections” TA; • Evaluate existing regional housing funds • Share best practices and host local agency convenings 	<p>Consider recommendations from Business Plan for</p> <ul style="list-style-type: none"> • TBD programming across housing finance • Funding coordination • Technical assistance • Enhanced data gathering • Exploring a future regional ballot measure
Support Boards and Committees	Support regional policymakers, including to-be-formed ABAG Housing Committee, BAHFA Board, and BAHFA Advisory Committee.		
TOTAL COST	\$300-500K	TBD	TBD
		[pending activities & revenue]	[pending activities & revenue]



Thank You.

For more information contact:
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