

Expanded Regional Housing Portfolio

Implementation Update



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Joint ABAG Housing and MTC
Executive Committee Meeting

October 15, 2020

Background and Context

- In June, the ABAG Executive Board and MTC Commission approved an initial strategic framework for the Expanded Regional Housing Portfolio in lieu of pursuing a November 2020 ballot measure.
- The multi-faceted nature of the housing crisis requires a multi-pronged set of solutions, partners, and tools.
- The strategic framework 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 BAHFA and MTC as necessary partners.

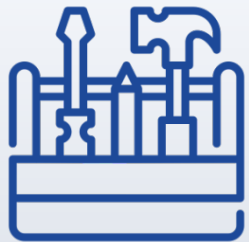
Regional Housing Portfolio Guiding Principles



**Collaborative, Multi-agency
Strategy**



**Multi-sector
Partnerships**



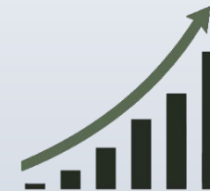
**Advance the
“3Ps” Framework**



**Equity-Focused
Approach**



**Embrace Innovation
and Creativity**

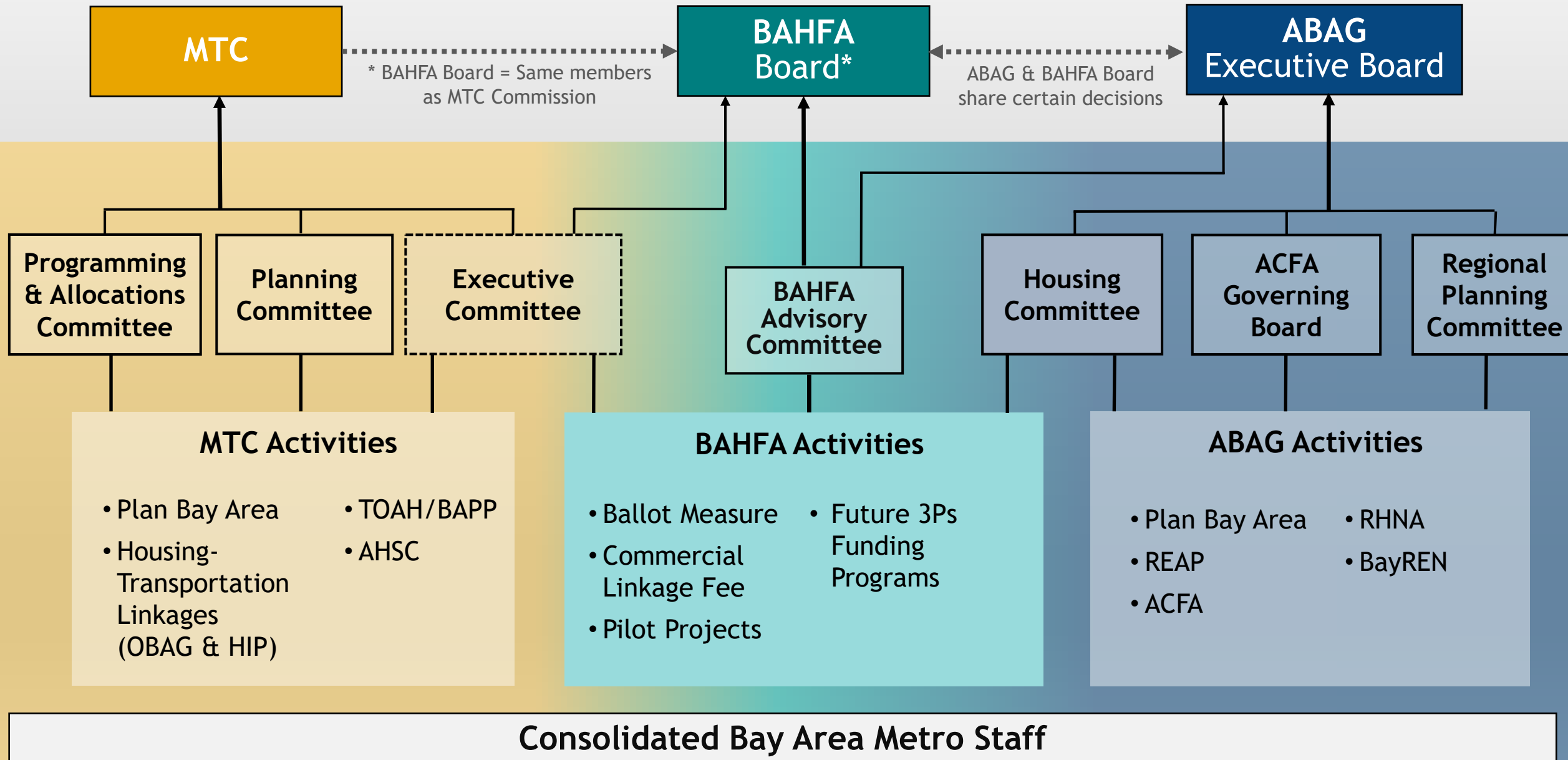


Achieve Scale



**Ensure Financial
Sustainability**

Regional Housing Governance Relationship



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.

Three Phases:

1. Planning
2. Early Stage Pilot Activities
3. Build Upon Early Success



Progress Report

Phase 1 — Work Plan

Work Item	Key Tasks
Support Regional Housing Committees	<ul style="list-style-type: none">✓ Formed new ABAG Housing Committee✓ Supported activation of BAHFA Board✓ Engaged with BAHFA Advisory Committee
Expanded Regional Housing Portfolio Business Plan	<ul style="list-style-type: none">✓ Developed scope of work✓ Secured funding to develop the Business Plan✓ Near-term release of RFP<ul style="list-style-type: none">• Consultant selection expected early 2021
Track Federal and State Housing Efforts	<ul style="list-style-type: none">✓ Monitored state and federal legislation/budget processes for housing-related issues.✓ Briefed boards/committees as needed. No new funding opportunities materialized.✓ Staff will begin collaborating with regional and statewide stakeholders to identify priorities for the next legislative session
Explore and Pursue Partnership Opportunities	<ul style="list-style-type: none">✓ Engaged with philanthropic and private sectors✓ Explored partnerships with other public agencies✓ Evaluated value-add opportunities for Phase 2 programs (pilot projects)

Transition to Phase 2: Goals

As the Expanded Regional Housing Portfolio seeks to **strengthen regional 3Ps capacity**, new activities will be guided by three intermediate goals:

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



Supporting Local Capacity and Expertise

Local jurisdictions remain on the front lines of the housing affordability and displacement crises, yet many struggle with lack of capacity – especially after the loss of redevelopment.

- The role of the Expanded Regional Housing Portfolio vis-à-vis local governments is to **complement and fortify** their efforts, increasing access to technical expertise and attracting new resources.
- **New Activity: Develop a Public Sector Cohort of Local Housing Staff**
 - Regularly convene local housing staff to facilitate relationship-building and shared learning
 - Identify longer-term technical assistance needs that region can provide when resources are secured
 - Identify and disseminate best practices



Building Regional Capacity and Expertise

- Expanded Regional Housing Portfolio is a critical opportunity to increase capacity and grow the housing expertise at ABAG and BAHFA/MTC.
- Opportunity to expand new information technology systems to track and analyze housing data at a regional level to enable data-driven policy and funding decisions.
- **New Activity: Launch Pilot Projects**
 - **Five pilot projects** designed to incrementally build regional staffing and expertise, as well as technology infrastructure, so that BAHFA is ready to deploy future capital resources swiftly.
 - Launch of pilot projects is contingent upon securing new resources.

Pilot #1

Regional Affordable Housing Application Platform (“Doorway”)

Approach:

- Expand San Francisco’s successful affordable housing search and application platform (DAHLIA) that centralizes all available affordable housing opportunities.
- Partner with “Doorway,” an existing effort to expand DAHLIA in other jurisdictions. Includes active projects in San Francisco, Alameda County, San Mateo County, and San Jose.

Impact:

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

Pilot #2

Affordable Housing Pipeline Database

Approach:

- Create an affordable housing pipeline that includes units in all stages of development.
- Integrate new dataset with existing data systems managed by ABAG and MTC.

Impact:

- Case making for transformative new affordable housing funding by quantifying the financing gap.
- Inform funding priorities by combining supply data with demand data (Doorway).
- Facilitate greater coordination and efficiencies in regional pipeline.

Pilot #3

Strengthen Regional Preservation Programs

Approach:

- Explore potential restructure of Bay Area Preservation Pilot, a revolving loan fund seeded by \$10M from MTC, to meet evolving market conditions.
- Leverage BayREN, an ABAG program that offers financial and technical assistance to decrease utility costs, which could make more preservation projects economically feasible.

Impact:

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

Pilot #4

Regional Homelessness Prevention System Design

Approach:

- Partner with Regional Impact Council, a multi-stakeholder group charged with developing a path for bold actions to end homelessness.
- Contribute to design of a model for a regional homelessness prevention system, which can equip existing county and local homelessness services ecosystems with new tools and resources.

Impact:

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

Pilot #5

Strengthen Rental Assistance Network and Disseminate Best Practices

Approach:

- Develop regional network of rental and mortgage assistance providers to ensure efficient deployment of eligible local, state, and federal COVID relief funds.
- Regularly convene local staff and nonprofit providers, develop standardized regional best practices, and facilitate region-wide data collection and evaluation.

Impact:

- Maximize impact of public and private resources to prevent displacement of Bay Area residents, especially low-income communities and people of color.
- Case making for significant new federal COVID-relief funding by developing region-wide data that quantifies the need.



Next Steps

- **Launch of Concept Paper — November 2020**
- **Seek and secure new resources to support pilot projects — Fall and Winter 2020-2021**
- **Engage and manage Business Plan consultants — Early 2021**
- **Convene local housing staff — Early 2021**
- **Soft launch several pilots, and ramp up contingent upon availability of new resources — Early 2021**
- **Monitor state and federal legislative and funding opportunities, intervene as appropriate — Ongoing**



Thank You.

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