

Meeting Agenda - Final

Joint ABAG Housing Committee with the MTC Executive Committee

ABAG Housing Committee Roster:

*Lori Wilson, Chair Carlos Romero, Vice Chair
Jesse Arreguin, Cindy Chavez, Pat Eklund, Lynette Gibson
McElhaney, Wayne Lee, Jake Mackenzie, Gordon Mar, Julie
Pierce, Belia Ramos*

MTC Executive Committee Roster:

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

Thursday, October 15, 2020

4:30 PM

Board Room - 1st Floor (REMOTE)

The Joint ABAG Housing Committee with the MTC Executive Committee will meet on October 15, 2020, 4:30 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> and <https://mtc.ca.gov/whats-happening/meetings/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/86714469706>
Join by Telephone: 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)
Webinar ID: 867 1446 9706

Detailed instructions on participating via Zoom are available at:
<https://abag.ca.gov/zoom-information> and
<https://mtc.ca.gov/how-provide-public-comment-board-meeting-zoom>.

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.

1. Call to Order / Roll Call / Confirm Quorum

A quorum of the ABAG Housing Committee shall be a majority of its regular non ex-officio voting members (6).

A quorum of the MTC Executive Committee shall be a majority of its regular non ex-officio voting members (5).

2. ABAG Compensation Announcement

3. MTC Compensation Announcement

4. Public Comment

5. Committee Member Announcements

6. Chair's Report

7. ABAG Consent Calendar

- 7a. [20-1428](#) Approval of ABAG Housing Committee Minutes of July 16, 2020

Action: ABAG Housing Committee Approval

Presenter: ABAG Clerk of the Board

Attachments: [Item 7a ABAG Housing Committee Minutes 20200716 Draft.pdf](#)

8. MTC Consent Calendar

- 8a. [20-1445](#) Approval of MTC Executive Committee Minutes of June 12, 2020

Action: MTC Executive Committee Approval

Presenter: MTC Commission Secretary

Attachments: [Item 8a MTC Executive Committee Minutes 20200612.pdf](#)

9. Regional Housing Technical Assistance Program

- 9a. [20-1426](#) Report on Regional Housing Technical Assistance Program Design and Framework
- Update on the design of a new Regional Housing Technical Assistance Program to assist local jurisdictions with Housing Element updates, funded by the Regional Early Action Planning Grants (REAP).
- Action:** Information
- Presenter:** Heather Peters
- Attachments:** [Item 9a 1 Summary Sheet Regional Housing Technical Assistance.pdf](#)
[Item 9a 2 Attachment A SB2 and LEAP Grants by Jurisdiction.pdf](#)
[Item 9a 3 Attachment B Local REAP Allocations V2.pdf](#)
[Item 9a 4 Attachment C Presentation RHTA.pdf](#)

10. Regional Housing Portfolio

- 10a. [20-1427](#) Update on Expanded Regional Housing Portfolio
- Report summarizing staff research during Phase 1 of the recently launched Expanded Regional Housing Portfolio, including the Bay Area Housing Finance Authority (BAHFA), and proposed approach to transition to Phase 2.
- Action:** Information
- Presenter:** Daniel Saver
- Attachments:** [Item 10a 1 Summary Sheet Expanded Regional Housing Portfolio v2.pdf](#)
[Item 10a 2 Attachment A - Memo Expanded Regional Housing Portfolio Update](#)
[Item 10a 3 Attachment A - Attachment Memo on Initial Framework for Regional](#)
[Item 10a 4 Attachment B - Presentation ERHP v3.pdf](#)

11. Bay Area Residential Building Permit Activity

11a. [20-1425](#) Update on Bay Area Residential Building Permit Activity

Report on residential building permits issued from 2015-2019 and tracking regional progress towards Cycle 5 Regional Housing Needs Assessment (RHNA) goals.

Action: Information

Presenter: Ada Chan

Attachments: [Item 11a 1 Summary Sheet - Residential Building Permit Activity.pdf](#)
[Item 11a 2 Attachment A - Memo Building Permit Activity Update 2015_2019 .pr](#)
[Item 11a 3 Attachment B - 2015-2019 Permit Summary Spreadsheet.pdf](#)
[Item 11a 4 Attachment C - Income Limits and Fair Market Rents.pdf](#)
[Item 11a 5 Attachment D - Supplemental Figures.pdf](#)
[Item 11a 6 Attachment E - Presentation Building Permit Activity Report.pdf](#)

12. Adjournment / Next Meeting:

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

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 Título 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 #: 20-1428 **Version:** 1 **Name:**
Type: Minutes **Status:** Consent
File created: 9/17/2020 **In control:** ABAG Housing Committee
On agenda: 10/15/2020 **Final action:**
Title: Approval of ABAG Housing Committee Minutes of July 16, 2020
Sponsors:
Indexes:
Code sections:
Attachments: [Item 7a ABAG Housing Committee Minutes 20200716 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Housing Committee Minutes of July 16, 2020

ABAG Clerk of the Board

ABAG Housing Committee Approval



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

Meeting Minutes - Draft

ABAG Housing Committee

Thursday, July 16, 2020

4:15 PM

Remote

Association of Bay Area Governments Housing Committee

The ABAG Housing Committee may act on any item on the agenda.

The meeting is scheduled to begin at 4:15 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, Pat Eklund, Lynette Gibson McElhaney, Wayne Lee, Jake Mackenzie, Gordon Mar, Julie Pierce, Belia Ramos, Carlos Romero, Lori Wilson

1. Call to Order / Roll Call / Confirm Quorum

President Arreguin called the meeting to order at about 4:17 p.m. Quorum was present.

Present: 11 - Arreguin, Chavez, Eklund, Gibson McElhaney, Lee, Mackenzie, Mar, Pierce, Ramos, Romero, and Wilson L

2. Welcome and Introduction

2.a. [20-1075](#) Welcome and Introduction

Opening remarks, Introduction and Framing for the Inaugural ABAG Housing Committee Meeting and Update on RPC Housing Subcommittee

President Arreguin welcomed members and gave an introduction.

The following gave public comment: Geeta Rao; Rodney Nickens.

3. Committee Member Goals and Expectations

3.a. [20-1076](#) Committee Member Goals and Expectations

Committee members will discuss their goals and expectations while operating within a fiscally constrained environment.

President Arreguin gave the report. Members discussed goals and expectations.

4. Election of Chair and Vice Chair**4.a. [20-1074](#) Election of Chair and Vice Chair of the ABAG Housing Committee**

Upon the motion by Arreguin and second by Ramos, the ABAG Housing Committee elected Lori Wilson as Chair and Carlos Romero as Vice Chair. The motion passed unanimously by the following vote:

Aye: 11 - Arreguin, Chavez, Eklund, Gibson McElhaney, Lee, Mackenzie, Mar, Pierce, Ramos, Romero, and Wilson L

5. Closing Remarks and Next Steps**5.a. [20-1110](#) Closing Remarks and Next Steps**

Closing remarks and discussion of next steps.

President Arreguin made closing remarks.

6. Public Comment / Other Business

There was no public comment.

7. Adjournment / Next Meeting

President Arreguin adjourned the meeting at about 5:22 p.m. The next meeting of the ABAG Housing Committee will be called by the Chair.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1445 **Version:** 1 **Name:**
Type: Minutes **Status:** Consent
File created: 9/22/2020 **In control:** Executive Committee
On agenda: 10/15/2020 **Final action:**
Title: Approval of MTC Executive Committee Minutes of June 12, 2020
Sponsors:
Indexes:
Code sections:
Attachments: [Item 8a MTC Executive Committee Minutes 20200612.pdf](#)

Date	Ver.	Action By	Action	Result
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Subject:

Approval of MTC Executive Committee Minutes of June 12, 2020

Presenter:

MTC Commission Secretary

Recommended Action:

MTC Executive 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*

Friday, June 12, 2020

1:30 PM

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

Present: 9 - Chair Haggerty, Vice Chair Pedroza, Commissioner Cortese, Commissioner Glover,
Commissioner Josefowitz, Commissioner Rabbitt, Commissioner Mackenzie,
Commissioner Spering and Commissioner Worth

2. ABAG Compensation Announcement

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

3. MTC Compensation Announcement

The MTC Clerk of the Committee gave the MTC compensation announcement.

4. ABAG Administrative Committee Consent Calendar

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

5. MTC Executive Committee Consent Calendar

Upon the motion by Vice Chair Pedroza and the second by Commissioner
Spering, the Minutes of the March 13, 2020 and the May 18, 2020 meetings were
unanimously approved by the following vote:

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

Absent: 1 - Commissioner Glover

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

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

6. Expanded Regional Housing Portfolio

6.a. [20-0923](#) 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.

Roland Lebrun was called to speak.

Mariana Moore of Campaign to End Hunger in Contra Costa County was called to speak.

Rich Hedges was called to speak.

Justine Marcus of Enterprise Community Partners was called to speak.

Shajuti Hossain of Public Advocates was called to speak.

Natalie Bonnewit of Non-Profit Housing Association of Northern CA was called to speak.

Upon the motion by Commissioner Josefowitz and seconded by Commissioner Worth, the Committee unanimously accepted the report on Initial Strategic Framework for Expanded Regional Housing Portfolio and referred the initial strategic framework for an expanded regional housing portfolio, including the proposed Phase 1 Work Plan, to the Commission for approval. The motion carried by the following vote:

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

Absent: 1 - Commissioner Glover

7. Public Comment / Other Business

There was no public comment.

8. Adjournment / Next Meeting:

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 #:	20-1426	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	9/17/2020	In control:		ABAG Housing Committee	
On agenda:	10/15/2020	Final action:			
Title:	Report on Regional Housing Technical Assistance Program Design and Framework				
	Update on the design of a new Regional Housing Technical Assistance Program to assist local jurisdictions with Housing Element updates, funded by the Regional Early Action Planning Grants (REAP).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 9a 1 Summary Sheet Regional Housing Technical Assistance.pdf				
	Item 9a 2 Attachment A SB2 and LEAP Grants by Jurisdiction.pdf				
	Item 9a 3 Attachment B Local REAP Allocations V2.pdf				
	Item 9a 4 Attachment C Presentation RHTA.pdf				

Date	Ver.	Action By	Action	Result
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Report on Regional Housing Technical Assistance Program Design and Framework

Update on the design of a new Regional Housing Technical Assistance Program to assist local jurisdictions with Housing Element updates, funded by the Regional Early Action Planning Grants (REAP).

Heather Peters

Information

**Association of Bay Area Governments
Housing Committee**

**Metropolitan Transportation Commission
Executive Committee**

October 15, 2020

Agenda Item 9.a.

Regional Housing Technical Assistance Program

Subject: Report on Regional Housing Technical Assistance Program Design and Framework

Update on the design of a new Regional Housing Technical Assistance Program to assist local jurisdictions with Housing Element updates, funded by the Regional Early Action Planning Grants (REAP).

Overview: The State is providing unprecedented support for housing planning to local and regional governments in the form of SB 2 grants, Local Early Action Planning (LEAP) grants and Regional Early Action Planning (REAP) grants. Together, SB 2 and LEAP are providing nearly \$50 million directly to city and county governments in the Bay Area to prepare, adopt, and implement plans and process improvements that streamline housing approvals, accelerate housing production and to help local governments prepare for their 6th cycle RHNA. These awards are summarized in Attachment A.

Additionally, REAP provides grants to Councils of Governments (COGs), including ABAG to collaborate on projects that have a broader regional impact on housing. ABAG was approved by HCD to receive an initial REAP grant disbursement of \$5.9M (approximately 25% of the full award) on February 25, 2020. State budget negotiations delayed receipt of this disbursement until July 29, 2020. ABAG can apply for the \$18,066,861 balance of the grant award (approximately 75%) at any time before January 31, 2021 once “substantial progress” can be shown on the initial \$5.9M.

The following program framework for ABAG’s REAP funds was reached in consensus with local planning staff and has been presented to the RPC, ABAG’s Executive Board and the General Assembly:

- A Collaborative & Cohort-based approach
- A Regional Consulting Bench
- Regional coordination with HCD
- Regional housing leadership development & community engagement

**Association of Bay Area Governments
Housing Committee**

**Metropolitan Transportation Commission
Executive Committee**

October 15, 2020

Agenda Item 9.a.

Regional Housing Technical Assistance Program

Staff is launching a robust Regional Housing Technical Assistance (TA) Program funded primarily by REAP to advance the three P's of housing (Production, Preservation and Protection) and to leverage the \$50M in SB2 and LEAP grants provided by the State to local Bay Area jurisdictions. This Regional TA Program will be delivered in two parts: (1) regional assistance, and (2) supplemental local allocations.

The regional assistance will include providing regionally applicable products such as staff report templates, FAQs and slide decks regarding the implementation of new state housing laws to avoid duplication of effort. The regional program will support local planning collaboratives, facilitate peer cohorts for jurisdictions facing similar planning challenges such as agricultural towns, and form subject-matter specific workgroups on hot topics such as ADUs and objective design standards. To achieve economies of scale and reduce costs, ABAG will establish a robust regional consulting bench to assist with jurisdiction-specific implementations of housing policies such as local ordinance drafting and rezoning.

ABAG will also produce locally tailored housing needs data packets for each Bay Area jurisdiction that can be inserted directly in their housing elements, including data relevant to implementation of the new laws regarding Affirmatively Furthering Fair Housing (AFFH). Additionally, ABAG will release an interactive online site selection tool that identifies potential sites for inclusion in jurisdictions' Housing Element site inventories and flags those that will likely require rezoning to be used under new state laws. This tool will screen sites based on HCD's minimum requirements and will automatically populate sections of HCD's new reporting form. The data packets and site selection tool will be pre-reviewed by HCD with the goal of establishing safe harbors if used.

Staff proposes non-competitive local allocations of \$5.5M in REAP funds and future competitive allocations in amounts to be determined in November to supplement the \$50M in SB2 and LEAP grants available to local jurisdictions from the state. Four tranches of local allocations are proposed by staff. The overall amounts and purposes of Tranches 1 & 2 were set by the Executive Board last November as part of the initial REAP application. Tranches 3 & 4 would be funded through the application for the balance of REAP funds; staff brings these proposals forward now to provide greater predictability to local jurisdictions.

**Association of Bay Area Governments
Housing Committee**

**Metropolitan Transportation Commission
Executive Committee**

October 15, 2020

Agenda Item 9.a.

Regional Housing Technical Assistance Program

- 1) \$500,000: \$20,000 to support the two RHNA Subregions (\$10,000 each), plus \$480,000 to support local Planning Collaboratives (using OBAG formula with a \$30,000 floor). Staff will bring recommendations for further funding of local Planning Collaboratives in November.
- 2) \$2.18M: "Minimum Initial Distribution" (\$20,000 to each of 109 jurisdictions).
- 3) \$3M: "Supplemental RHNA Allocation" to jurisdictions with more than 1,000 RHNA units (pro rata based on number of units in Draft RHNA slated for approval in December). This Tranche responds to concerns from local governments about challenges in meeting their new RHNA targets by supplementing allocations to jurisdictions that are taking on a significant share of the region's total allocation.
- 4) Competitive Round(s): TBD in November, with anticipated small jurisdiction set aside.

These four Tranches are described in more detail in Attachment B. Staff will provide more detail in November after completing the budget for the Regional TA.

Issues: None

Recommended Action: Information

Attachments:

- A. SB2 and LEAP Grants by Jurisdiction
- B. Local REAP Allocations
- C. Presentation

Reviewed:


Therese W. McMillan

SB2 and LEAP Grants by Jurisdiction

Jurisdiction	County	SB2 + LEAP
Alameda	Alameda	\$610,000
Alameda County	Alameda	\$810,000
Albany	Alameda	\$225,000
American Canyon	Napa	\$310,000
Antioch	Contra Costa	\$810,000
Atherton	San Mateo	\$65,000
Belmont	San Mateo	\$310,000
Belvedere*	Marin	\$225,000
Benicia	Solano	\$310,000
Berkeley	Alameda	\$810,000
Brentwood	Contra Costa	\$610,000
Brisbane	San Mateo	\$225,000
Burlingame	San Mateo	\$310,000
Calistoga	Napa	\$225,000
Campbell	Santa Clara	\$310,000
Clayton*	Contra Costa	\$225,000
Cloverdale	Sonoma	\$225,000
Colma	San Mateo	\$225,000
Concord	Contra Costa	\$810,000
Contra Costa County	Contra Costa	\$810,000
Corte Madera	Marin	\$225,000
Cotati	Sonoma	\$225,000
Cupertino	Santa Clara	\$460,000
Daly City*	San Mateo	\$810,000
Danville	Contra Costa	\$310,000
Dixon	Solano	\$225,000
Dublin	Alameda	\$610,000
East Palo Alto	San Mateo	\$310,000
El Cerrito	Contra Costa	\$310,000
Emeryville	Alameda	\$225,000
Fairfax*	Marin	\$225,000
Fairfield	Solano	\$810,000
Foster City	San Mateo	\$310,000
Fremont	Alameda	\$1,125,000
Gilroy	Santa Clara	\$310,000
Half Moon Bay	San Mateo	\$225,000
Hayward	Alameda	\$810,000
Healdsburg	Sonoma	\$225,000
Hercules*	Contra Costa	\$150,000
Hillsborough	San Mateo	\$225,000
Lafayette	Contra Costa	\$310,000
Larkspur	Marin	\$225,000
Livermore	Alameda	\$610,000
Los Altos Hills	Santa Clara	\$65,000
Los Altos*	Santa Clara	\$310,000
Los Gatos	Santa Clara	\$310,000
Marin County	Marin	\$610,000
Martinez	Contra Costa	\$310,000
Menlo Park	San Mateo	\$310,000
Mill Valley	Marin	\$225,000
Millbrae	San Mateo	\$310,000
Milpitas	Santa Clara	\$610,000
Monte Sereno*	Santa Clara	\$225,000
Moraga	Contra Costa	\$225,000
Morgan Hill	Santa Clara	\$310,000

Jurisdiction	County	SB2 + LEAP
Mountain View	Santa Clara	\$610,000
Napa	Napa	\$610,000
Napa County	Napa	\$310,000
Newark	Alameda	\$310,000
Novato	Marin	\$237,610
Oakland	Alameda	\$1,375,000
Oakley	Contra Costa	\$310,000
Orinda	Contra Costa	\$225,000
Pacifica	San Mateo	\$310,000
Palo Alto	Santa Clara	\$610,000
Petaluma	Sonoma	\$610,000
Piedmont	Alameda	\$225,000
Pinole	Contra Costa	\$225,000
Pittsburg	Contra Costa	\$610,000
Pleasant Hill	Contra Costa	\$310,000
Pleasanton	Alameda	\$610,000
Portola Valley*	San Mateo	\$225,000
Redwood City	San Mateo	\$610,000
Richmond	Contra Costa	\$810,000
Rio Vista	Solano	\$225,000
Rohnert Park	Sonoma	\$150,000
Ross	Marin	\$225,000
San Anselmo	Marin	\$225,000
San Bruno	San Mateo	\$310,000
San Carlos	San Mateo	\$310,000
San Francisco	San Francisco	\$2,125,000
San Jose	Santa Clara	\$2,125,000
San Leandro	Alameda	\$610,000
San Mateo	San Mateo	\$810,000
San Mateo County	San Mateo	\$610,000
San Pablo	Contra Costa	\$310,000
San Rafael	Marin	\$610,000
San Ramon	Contra Costa	\$610,000
Santa Clara	Santa Clara	\$810,000
Santa Clara County*	Santa Clara	\$515,000
Santa Rosa	Sonoma	\$810,000
Saratoga	Santa Clara	\$310,000
Sausalito	Marin	\$225,000
Sebastopol	Sonoma	\$225,000
Solano County	Solano	\$225,000
Sonoma	Sonoma	\$225,000
Sonoma County	Sonoma	\$810,000
South San Francisco	San Mateo	\$610,000
St. Helena	Napa	\$225,000
Suisun City	Solano	\$310,000
Sunnyvale	Santa Clara	\$810,000
Tiburon*	Marin	\$225,000
Union City	Alameda	\$610,000
Vacaville	Solano	\$610,000
Vallejo	Solano	\$810,000
Walnut Creek	Contra Costa	\$610,000
Windsor	Sonoma	\$310,000
Woodside*	San Mateo	\$65,000
Yountville	Napa	\$225,000
Total:		\$49,522,610

*Jurisdiction has yet to apply for LEAP Grant as of 8/27/2020

PROPOSED REAP LOCAL ALLOCATIONS

AVAILABLE FUNDS

Tranche 1: \$500K Non-Competitive Allocations for RHNA Subregions and County Collaboratives:

- \$10,000 to each of the two RHNA Subregions (Napa & Solano) for a total of \$20,000 in Subregion support
- \$480,000 balance to be distributed using the OBAG formula with a floor of \$30,000 per county.¹

Subregion & County Allocations	
Alameda	\$86,000
Contra Costa	\$66,000
Marin	\$30,000
Napa Subregion	\$10,000
Napa Collaborative	\$30,000
San Francisco	\$56,000
San Mateo	\$34,000
Santa Clara	\$118,000
Solano Subregion	\$10,000
Solano Collaborative	\$30,000
Sonoma	\$30,000
Total	\$500,000

Tranche 2: \$2.18M Non-Competitive Initial Minimum Local Allocation

Initial Minimum Local Allocations	
109 Jurisdictions	\$20,000 each
Total	\$2,180,000,000

¹ The distribution formula for the OBAG 2 County Program is based on several factors: population (50%), the number of RHNA units assigned in the very low-, low-, and moderate-income categories (12%), the total number RHNA units assigned (8%), the number of affordable housing units produced (18%), and the total number of housing units produced (12%).

PROPOSED REAP LOCAL ALLOCATIONS

FUTURE FUNDS

(Additional details coming in November.)

Tranche 3: \$3M Non-Competitive Supplemental RHNA Allocation

- Eligibility = at least 1,000 RHNA units allocated to jurisdiction by Draft RHNA Methodology.
- Pro rata awards to be based on units allocated by Draft RHNA Methodology using the following formula:
 1. Identify all jurisdictions that received at least 1,000 RHNA units using the Draft RHNA Methodology (“Eligible Jurisdictions”)
 2. Add up the total number of RHNA units assigned to Eligible Jurisdictions using the Draft RHNA Methodology (“# of Units in Tranche 3”)
 3. Divide \$3M by the # of Units in Tranche 3 (“Allocation per Unit”)
 4. For each Eligible Jurisdiction, multiply that jurisdiction’s number of Draft RHNA units by the value of the Allocation per Unit to calculate the amount of each jurisdiction’s Non-Competitive Supplemental RHNA Allocation for Tranche 3.
- For example, if 70 jurisdictions received at least 1,000 RHNA units, and together they received 400,000 RHNA units, each unit would be worth \$7.50 in Tranche 3 (\$3M divided by 400,000 units). If one of the 70 Eligible Jurisdictions received 10,000 RHNA units, its Non-Competitive Supplemental RHNA Allocation for Tranche 3 would be \$75,000 (10,000 units multiplied by \$7.50 per unit).
- In Tranche 3, approximately 70 awards would be expected between approximately \$7K and \$500K.

Tranche 4: \$TBD Competitive Tranche(s) with small jurisdiction set aside. May consider if a jurisdiction’s Final RHNA is significantly higher than its Draft RHNA.

Staff will bring additional details regarding Tranches 3 and 4 to ABAG’s Housing Committee and Executive Board in November.



Technical Assistance
for Local Planning
HOUSING

Regional Housing Technical Assistance Program Design and Framework

**ABAG HOUSING & MTC EXECUTIVE
COMMITTEES**

Heather Peters,
Principal Regional Housing Planner
October 15, 2020

Local SB2 Planning (SB2) Grants

Funding and technical assistance to local governments to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

Local Early Action Planning (LEAP) Grants

Funding and technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that:

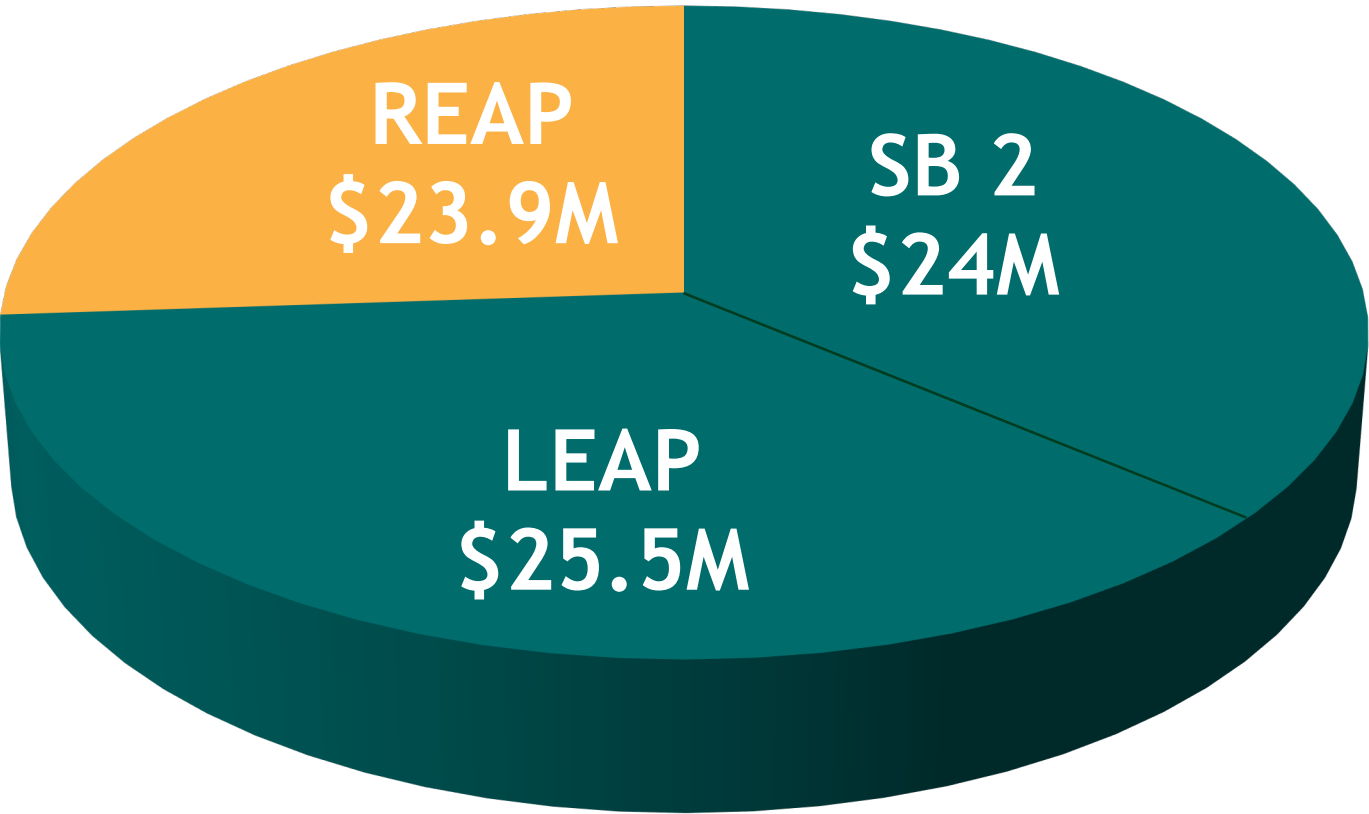
1. Accelerate housing production
2. Facilitate compliance to implement the sixth-cycle RHNA

Regional Early Action Planning (REAP) Grants

“This program allows councils of governments (COGs) and other regional entities **to collaborate on projects that have a broader regional impact on housing.**”

Regional Funding (REAP)

Direct Local Funding (SB2 & LEAP)



SB2+LEAP Direct to Local Bay Area Jurisdictions	# Bay Area Jurisdictions Awarded
\$2,125,000	2
\$1,375,000	1
\$1,125,000	1
\$810,000	15
\$610,000	21
\$515,000	1
\$460,000	1
\$310,000	28
\$237,610	1
\$225,000	33
\$150,000	2
\$65,000	3
\$49,522,610	109

REAP Status

- 2/25/20 State approved initial grant to ABAG of \$5.9M (approx. 25%)
- 7/29/20 \$5.9M received after state budget delay
- Ongoing: Program design & budgeting
- By 1/31/21 ABAG can apply for \$18M grant balance (approx. 75%) with “substantial progress”

REAP Delivery Model

Regional Assistance

- Collaborate on projects that have a broader regional impact on housing
- Provide regionally appropriate products to leverage local funding
- Work with HCD on “safe harbors”
- Achieve economies of scale, reduce local costs & administrative burden

Local Allocations

- 4 Tranches of Allocations
- Supplement significant SB2 & LEAP funding direct from State to Locals
- Fund Planning Collaboratives
- Allow local access to Regional Consulting Bench or funding for local consultants

Collaboratives:*

Mostly county-based groups staffed by paid coordinators that facilitate ongoing housing technical assistance

COUNTIES

Peer Cohorts:

Learning communities of jurisdictions with similar characteristics or challenges



Workgroups:

Short-term, "deep dive" sessions focused on specific housing strategies



\$\$\$
FEES



*Collaboratives to be funded via local REAP grants

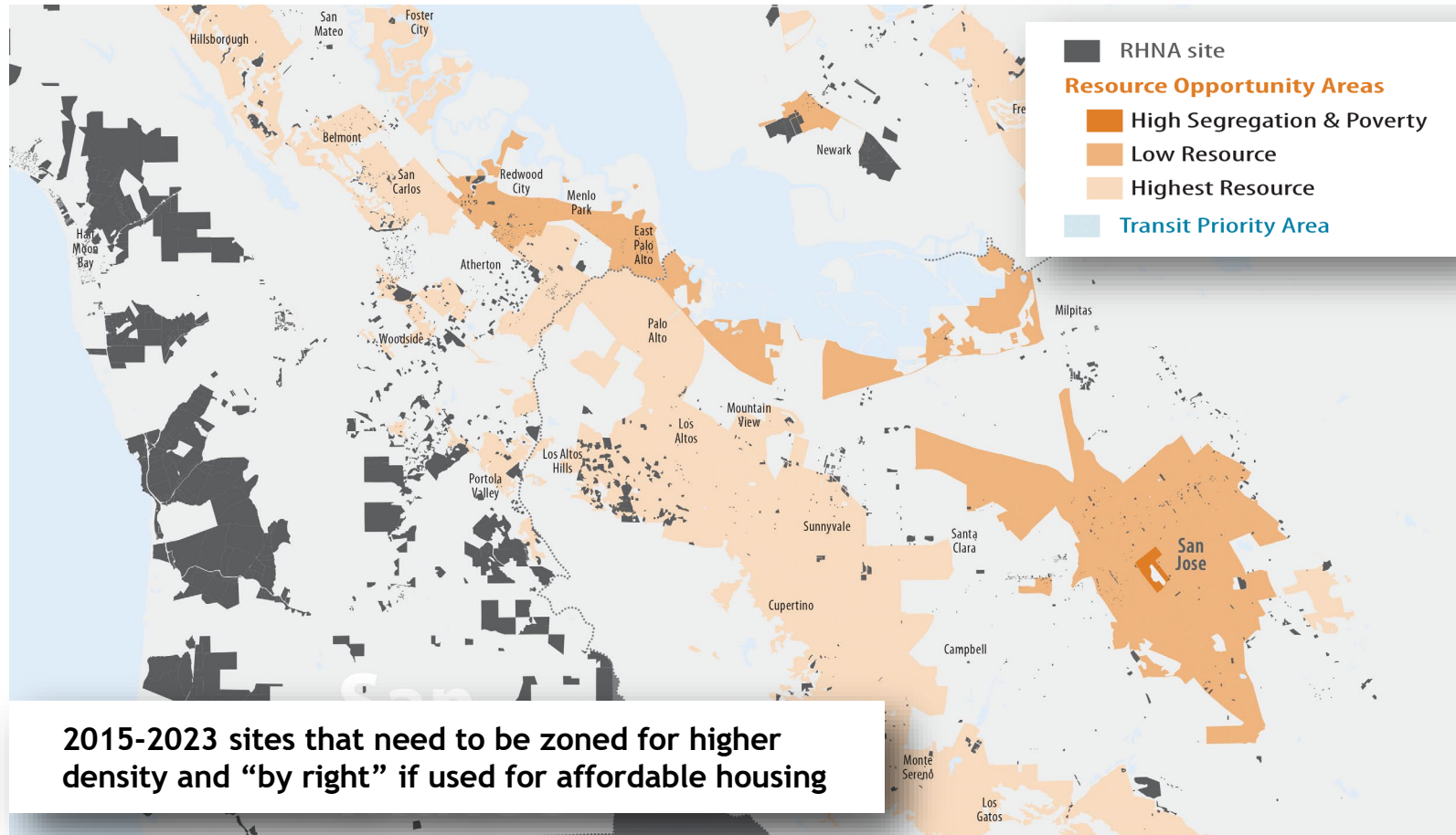
Housing Needs Data Packets

- Jurisdiction-level data, charts and graphs to insert into housing element
- Key statistics disaggregated by race
- *Coming Soon:* Additional data related to Affirmatively Furthering Fair Housing (AFFH)

HOUSING ELEMENT DATA PACKETS



Interactive Site Selection Tool



- Maps potential sites for Housing Element site inventory
- Screens sites based on HCD requirements
- Flags rezoning needed to be used
- Pre-populates HCD’s new reporting form

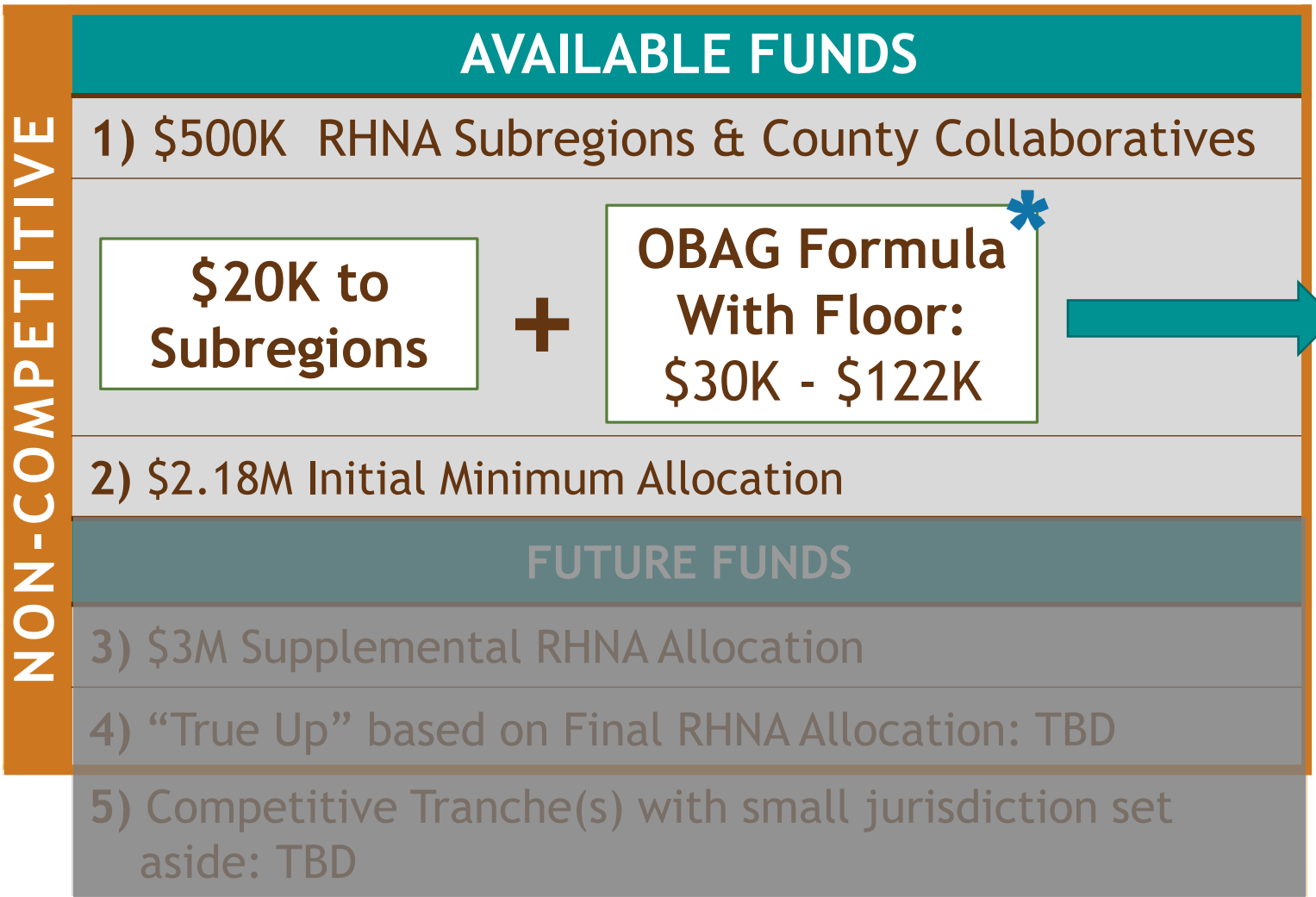
Regional Consulting Bench



Proposed REAP Local Allocations (4 Tranches)

NON-COMPETITIVE	AVAILABLE FUNDS
	1) \$500K RHNA Subregions & County Collaboratives
	2) \$2.18M Initial Minimum Allocation
	FUTURE FUNDS
	3) \$3M Supplemental RHNA Allocation
	4) Competitive Tranche(s) with small jurisdiction set aside: TBD

REAP Local Allocation (Tranche 1)



County Allocations	
Alameda	\$86,000
Contra Costa	\$66,000
Marin	\$30,000
Napa Subregion	\$10,000
Napa Collaborative	\$30,000
San Francisco	\$56,000
San Mateo	\$34,000
Santa Clara	\$118,000
Solano Subregion	\$10,000
Solano Collaborative	\$30,000
Sonoma	\$30,000
Total	\$500,000

***Additional allocations for collaboratives in November**

REAP Local Allocation (Tranche 2)

NON-COMPETITIVE	AVAILABLE FUNDS
	1) \$500K RHNA Subregions & County Collaboratives
	2) \$2.18M Initial Minimum Allocation
	\$20K to 109 Jurisdictions:
	FUTURE FUNDS
	3) \$3M Supplemental RHNA Allocation
	4) Competitive Tranche(s) with small jurisdiction set aside: TBD



REAP Local Allocation (Tranches 3 & 4)

NON-COMPETITIVE	AVAILABLE FUNDS
	1) \$500K RHNA Subregions & County Collaboratives
	2) \$2.18M Initial Minimum Allocation
	FUTURE FUNDS
	3) \$3M Supplemental RHNA Allocation*
	4) Competitive Tranche(s) with small jurisdiction set aside: TBD

*Based on Draft RHNA Methodology slated for approval in December

Tranche 3: \$3,000,000

- Eligibility = at least 1K RHNA units
- Pro rata based on units in Draft RHNA Allocation
- Approx. 70 awards
- Estimated amounts: \$7K - \$500K

Tranche 4: TBD



Technical Assistance
for Local Planning
HOUSING

DIRECT LOCAL FUNDING SB2 & LEAP

\$2,125,000	2
\$1,375,000	1
\$1,125,000	1
\$810,000	15
\$610,000	21
\$515,000	1
\$460,000	1
\$310,000	28
\$237,610	1
\$225,000	33
\$150,000	2
\$65,000	3
\$49,522,610	109



Technical Assistance
for Local Planning
HOUSING

REAP LOCAL ALLOCATIONS

NON-COMPETITIVE	AVAILABLE FUNDS
	1) \$500K RHNA Subregions & County Collaboratives <div> <div>\$20K to Subregions</div> <div>+</div> <div>OBAG Formula With Floor: \$30K - \$122K</div> </div>
	2) \$2.18M Initial Minimum Allocation <div>\$20K to 109 Jurisdictions:</div>
	FUTURE FUNDS
	3) \$3M Supplemental RHNA Allocation <div>Pro Rata if at least 1,000 RHNA Units</div>
	4) Competitive Tranche(s) with small jurisdiction set aside: TBD

Next Steps:

- Issue RFQ for Regional Consulting Bench
- ID Collaboratives & Cohorts
- Seek Board approval of final program design (November)
- Apply to HCD for \$18M grant balance



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1427 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 9/17/2020 **In control:** ABAG Housing Committee
On agenda: 10/15/2020 **Final action:**
Title: Update on Expanded Regional Housing Portfolio

Report summarizing staff research during Phase 1 of the recently launched Expanded Regional Housing Portfolio, including the Bay Area Housing Finance Authority (BAHFA), and proposed approach to transition to Phase 2.

Sponsors:

Indexes:

Code sections:

Attachments: [Item 10a 1 Summary Sheet Expanded Regional Housing Portfolio v2.pdf](#)
[Item 10a 2 Attachment A - Memo Expanded Regional Housing Portfolio Update v2.pdf](#)
[Item 10a 3 Attachment A - Attachment Memo on Initial Framework for Regional Housing Strategy \(June 2020\)](#)
[Item 10a 4 Attachment B - Presentation ERHP v3.pdf](#)

Date	Ver.	Action By	Action	Result
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Update on Expanded Regional Housing Portfolio

Report summarizing staff research during Phase 1 of the recently launched Expanded Regional Housing Portfolio, including the Bay Area Housing Finance Authority (BAHFA), and proposed approach to transition to Phase 2.

Daniel Saver

Information

**Association of Bay Area Governments
Housing Committee**

**Metropolitan Transportation Commission
Executive Committee**

October 15, 2020

Agenda Item 10.a.

Expanded Regional Housing Portfolio

Subject: Update on Expanded Regional Housing Portfolio

Report summarizing staff research during Phase 1 of the recently launched Expanded Regional Housing Portfolio, including the Bay Area Housing Finance Authority (BAHFA), and proposed approach to transition to Phase 2.

Overview: In June 2020, the ABAG Executive Board and MTC Commission approved an initial strategic framework for an Expanded Regional Housing Portfolio in lieu of pursuing a housing revenue measure through the Bay Area Housing Finance Authority (BAHFA). The framework included a three-phase implementation plan. Staff will provide a report on completed Phase 1 planning activities, which included establishing components of the governance structure for the portfolio, identifying funding opportunities, and researching potential future pilot projects.

To transition to Phase 2 of the implementation plan, staff proposes several new activities designed to strengthen regional capacity across the “3 Ps”: Protection of tenants, Preservation of existing affordable housing, and Production of new homes. These activities are designed to lay the foundation for successful implementation of potential future capital resources. The proposed activities include elements to complement and fortify the efforts of local governments, as well as the launch of five potential pilot projects to build staff capacity and expertise within the regional agencies. The five proposed pilots are:

1. Support a regional affordable housing application platform
2. Develop an affordable housing pipeline database
3. Strengthen regional preservation programs
4. Support the design of a regional homelessness prevention system
5. Strengthen the rental assistance network and disseminate best practices

Launching the proposed pilot activities is contingent upon securing new resources. During the remainder of 2020 and into early 2021, staff anticipates collaborating with Committee members as well as

**Association of Bay Area Governments
Housing Committee**

**Metropolitan Transportation Commission
Executive Committee**

October 15, 2020

Agenda Item 10.a.

Expanded Regional Housing Portfolio

other public and private sector partners to secure funds that could support the pilot projects.

Issues:

None

Recommended Action:

Information

Attachments:

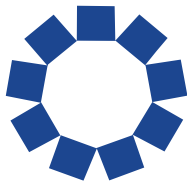
A. Memo on Expanded Regional Housing Portfolio Update

B. Presentation

Reviewed:



Therese W. McMillan



ASSOCIATION
OF BAY AREA
GOVERNMENTS

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San Francisco, CA 94105
415.820.7900
www.abag.ca.gov

Memorandum

TO: ABAG Housing and MTC Executive Committees

DATE: October 15, 2020

FR: Executive Director

RE: Update on Expanded Regional Housing Portfolio

Background

In June, the ABAG Executive Board and the Commission approved an initial strategic framework for an Expanded Regional Housing Portfolio (see attachment). This emerging regional initiative will provide a comprehensive, data-driven regional housing strategy to support local jurisdictions and other partners in addressing the Bay Area's chronic housing affordability crisis across all "3 Ps": protection of tenants from displacement, preservation of existing housing, and production of new homes. As a collaboration between ABAG, MTC, and the recently formed Bay Area Housing Finance Authority (BAHFA),¹ the Expanded Regional Housing Portfolio will draw upon the full range of authorities and tools available at the regional level to pursue solutions at scale.

The initial strategic framework included a three-phase implementation plan. Phase 1 focused on planning for future activities, establishing components of the governance infrastructure for the portfolio, and identifying funding opportunities to resource anticipated work. This memo reports on the progress achieved during Phase 1 and proposes an approach for Phase 2, which is oriented towards developing and launching several pilot projects.

Phase 1 Progress Report

Phase 1 of the Expanded Regional Housing Portfolio included a three-month work plan. During this period, all key tasks have been completed or substantially advanced, including the following:

Support Regional Housing Committees

- Formed the new ABAG Housing Committee, which held its inaugural meeting in July.
- Activated the BAHFA Board, which held its first meeting in late June.
- Engaged with members of the BAHFA Interim Advisory Committee for feedback and technical assistance related to research on potential pilot activities.

¹ By statute, the governing board for BAHFA is comprised of the same members as the MTC Commission, and MTC/ABAG staff serve as staff for BAHFA. References to "BAHFA" in the balance of this memo reflect this relationship between BAHFA and MTC.

Expanded Regional Housing Portfolio Business Plan

- Secured \$500,000 to support development of the Business Plan through a public-private partnership model, including an ABAG contribution of up to \$400,000 from the Regional Early Action Planning Grants (REAP) allocation from HCD.
- Developed the scope of work for the Business Plan with input from a variety of stakeholders across the 3Ps.
- In the near future, staff will release a Request for Proposals to secure consultant support for the Business Plan. Staff anticipates selecting a consultant in early 2021.

Track Federal and State Housing Efforts

- Monitored state and federal legislation and budget processes for housing-related issues.
- Staff provided housing briefings to joint ABAG/MTC Legislative Committees as needed. Due to COVID-related budget challenges and Congressional stalemate, no new funding opportunities advanced at the state or federal levels over the summer.
- Staff will collaborate with key regional and statewide stakeholders to identify potential priorities for the next state legislative session.

Explore and Pursue Partnership Opportunities

- Engaged with a range of philanthropic and private sector entities. One potential opportunity is the “Partnership for the Bay’s Future,”² a regional collaborative launched with the support of the San Francisco Foundation, the Chan Zuckerberg Initiative, the Ford Foundation, Local Initiatives Support Corporation, Facebook, Genentech, Kaiser Permanente, the William and Flora Hewlett Foundation, the David and Lucile Packard Foundation, the Stupski Foundation, and Silicon Valley Community Foundation.
- Engaged with staff at other public agencies and stakeholders across the Bay Area to understand the needs of local jurisdictions and explore potential partnerships.
- Identified five new value-add initiatives that could serve as pilot projects to launch Phase 2 of the implementation plan (more detail on the pilots provided below).

Transition to Phase 2: Strengthen Regional 3Ps Capacity to Successfully Implement Future Capital Resources

Based on the research conducted during the last three months, staff has developed a proposed approach to transition to Phase 2. The approach seeks to secure new revenue to invest in pilot projects that will strengthen regional capacity across the 3Ps. As such, Phase 2 will lay the foundation for the ultimate goal of the Expanded Regional Housing Portfolio to be achieved in Phase 3, once significant new capital resources are secured: transformative, systems-level change in housing supply and stability across the Bay Area.

As an intermediary step, Phase 2 activities are designed to achieve three near-term goals:

1. Make a meaningful impact on housing and homelessness in the Bay Area;

² More information available at www.baysfuture.org.

2. Establish a proof of concept for a coordinated regional housing strategy that will inspire investment in more ambitious future programs, such as a future regional ballot measure; and
3. Incrementally build capacity and expertise – both within the regional agencies as well as in local housing departments – to ensure that significant future capital resources can be deployed efficiently and effectively.

Expanded Regional Housing Portfolio and Local Governments: Complement and Fortify

As the regional housing portfolio is expanded with new activities, it is critical to recognize the indispensable role of local governments, especially given their ground-level view of housing instability and their authority over land use decisions. However, many local governments struggle with significant capacity challenges in the housing sector. With the loss of redevelopment, most jurisdictions in the Bay Area do not have a housing department at all. The role of the Expanded Regional Housing Portfolio vis-à-vis local governments is to **complement and fortify** their efforts, supporting increased access to technical expertise and attracting new resources to advance local projects and programs that further regional goals.

To facilitate relationship-building across jurisdictions and develop a space for shared learning, ABAG and BAHFA staff will begin to convene local housing staff on a quarterly basis. The convenings can also serve to identify longer-term technical assistance needs that the regional agencies could deliver once new resources are secured. The regular convenings will aim for participation from all relevant local staff, with particular attention to counties and cities that would receive a direct allocation of funds from a regional ballot measure.

This activity could yield multiple benefits across the region, including:

- Strengthen cross-jurisdictional relationships
- Identify and disseminate best practices and decrease duplicative work
- Increase regional understanding of local housing decisions and programs
- Develop the foundation for a strong partnership between BAHFA and local housing staff to ensure swift and impactful deployment of future regional housing funds

Launch Pilots that Build Regional Capacity

The Expanded Regional Housing Portfolio presents a critical opportunity to increase capacity and grow housing implementation expertise at ABAG and BAHFA. The early-stage pilot projects could enable the regional agencies to build in-house capacity across all 3Ps, including affordable housing finance, regulatory compliance, affordable housing preservation, and tenant protection programs. The pilots also present an opportunity to expand new data systems to track and analyze housing data at a regional level to enable data-driven policy and funding decisions. The pilot projects described below are designed to incrementally build regional staffing capacity and expertise, as well as technological infrastructure, so that BAHFA is ready to allocate transformative capital resources with the speed and scale that the problem merits.

Pilot 1: Regional Affordable Housing Application Platform (“Doorway”)

Need: The process for lower-income residents to access deed-restricted affordable homes is complex and uncoordinated. Time-strapped residents must submit separate (usually paper)

applications to each individual housing development. Jurisdictions seeking to develop local preferences in tenant selection typically do not have the technology to swiftly implement policies in accordance with fair housing rules.

Approach: San Francisco launched a city-wide, coordinated affordable housing search and application platform (DAHLIA) that centralizes all available affordable housing opportunities. This platform is widely recognized as a success. Several jurisdictions have begun to expand the platform to other parts of the region through an initiative called “Doorway.” Bay Metro could partner with Doorway to further expand this platform.

Impacts:

- Ease the administrative burden on housing-seekers and property managers.
- Overcome persistent equity barriers to affordable housing that favor those with time and skills to navigate the complex existing system.
- Facilitate development and deployment of local preference policies that can target available housing resources to achieve racial equity goals.
- Develop robust data on the housing needs of various populations and geographies to inform regional funding priorities.

Pilot 2: Affordable Housing Pipeline Database

Need: To comprehensively address the regional affordable housing crisis, it is critical to develop a reliable pipeline of affordable housing projects and identify the funding gap for projects. Moreover, the current financing system for affordable housing is complex and uncoordinated and requires developers to piece together financing from many sources.

Approach: Create an affordable housing pipeline that includes units in all stages of development. This will require primary data collection from public and private sources, including state funding programs, local jurisdictions, community development finance institutions, and developers.

Impacts:

- Case making for new affordable housing funding by quantifying the financing gap.
- Increase the impact of existing affordable housing funding by improving efficiencies in the affordable housing finance system.
- Inform funding priorities for future capital resources.
- Greater coordination and management of regional affordable housing developments, which may lead to a regional queue for tax credits and bonds that could further increase efficiencies and cost-savings.

Pilot 3: Strengthen Regional Acquisition and Preservation Programs

Need: Preservation strategies are critical tools to break a displacement pattern all too common in the Bay Area: speculative acquisition of an aging building, eviction of the existing residents, renovation of the units, and then renting or selling the property to higher-income

new residents. This pattern simultaneously displaces primarily black, indigenous, and people of color while also reducing the housing stock affordable to lower-income people. The threat of speculative displacement has only increased during COVID -- threatening a repeat of the 2008 foreclosure crisis, now in the multifamily sector.

Approach: Explore a potential restructure of the Bay Area Preservation Pilot (BAPP). This revolving loan fund seeded by \$10 million in capital from MTC has achieved limited impact due to shifting market conditions. Successfully redesigning this fund could serve as a proof of concept for BAHFA's regional preservation mandate. Additionally, staff will leverage ABAG's Bay Area Regional Energy Network (BayREN), which offers rebates, grants, and technical assistance to lower utility costs in aging apartments, potentially resulting in economic feasibility of some preservation projects that otherwise may not pencil.

Impacts:

- Stabilize communities, especially lower-income communities and communities of color, by ensuring that the existing housing stock remains permanently affordable.
- Build capacity so that preservation becomes a more common strategy among affordable housing practitioners and agencies.
- Provide opportunities for lower-income communities and communities of color to build wealth through innovative models (land trusts, limited equity coops, etc.).

Pilot 4: Regional Homelessness Prevention System Design

Need: Roughly 850,000 households in the Bay Area with extremely low incomes are just one emergency away from losing their homes and eventually ending up on the streets. While every Bay Area County faces homelessness, there is no regional, coordinated homelessness prevention system in the Bay Area. Instead, homelessness prevention as well as homelessness services are typically operated at the county or city level -- and most city/county offices are so overwhelmed responding to their existing unhoused population that they do not have a comprehensive local homelessness prevention system.

Approach: The Regional Impact Council, convened by All Home with participation by nearly a dozen ABAG and BAHFA Board and staff members, is engaged in a multi-year, "blue-ribbon" effort to advance bold solutions for homelessness. This multi-sector effort presents a partnership opportunity to help build regional consensus and identify appropriate roles and responsibilities. One concept that is being considered in this process is to design the model for a regional homelessness prevention system. This could include a standardized assessment tool as well as uniform data collection and system evaluation, which could be woven into the existing homelessness services ecosystems in several pilot jurisdictions.

Impacts:

- A coordinated, regional homelessness prevention system that can efficiently deploy flexible resources and inspire the investment of significant new public and private resources that match the scale of the problem.

- Create a pathway towards ending homelessness in the Bay Area, rather than just managing it. Build towards a future where homelessness is a rare, brief, and non-recurring condition.

Pilot 5: Strengthen Rental Assistance Network and Disseminate Best Practices

Need: Tenant protection programs are an upstream, cost-effective strategy to enable residents to remain in their homes. Currently, there is acute need for enhanced tenant protection programs as pre-COVID displacement pressures are exacerbated by the economic fallout from the pandemic, with thousands of renters in the Bay Area at risk of immediate displacement upon the expiration of eviction moratoria. There are few regional initiatives that address the problem at scale or that can provide standardized data across jurisdictions. For example, while many jurisdictions and organizations have rental and mortgage assistance funds, there is no regional network that can facilitate development of best practices nor are there regional standards for eligibility criteria, data tracking, or outcome evaluation.

Approach: Develop a regional network of rental and mortgage assistance providers to ensure efficient deployment of eligible local, state, and federal COVID relief funds. This could involve regular convenings of local government and nonprofit providers, developing standardized regional best practices, and facilitating region-wide data collection and evaluation. This approach would dovetail with the regional homelessness prevention system (see above).

Impacts:

- Maximize the impact of public and private resources to prevent displacement of Bay Area residents, especially people of color and other systematically marginalized groups that bear the brunt of the dual threats posed by COVID-19 and the displacement crisis.
- Case making for significant new federal COVID-relief funding by developing region-wide data that quantifies the need.

Next Steps

Staff anticipates publishing a “Concept Paper” for the Expanded Regional Housing Portfolio in November to package the content in this report for a public audience. Throughout the fall and winter, staff will support ABAG and BAHFA leadership in fundraising efforts alongside other public and private sector partners. In early 2021, staff expects to recommend a consultant for the Business Plan for approval, to initiate the convenings of local housing staff, and to soft launch several of the pilot projects pending fundraising outcomes. As an ongoing task, staff will collaborate with stakeholders to monitor state and federal legislative and funding opportunities and brief the Committees as appropriate.



Therese W. McMillan

Attachment:

Memo on Initial Strategic Framework for Expanded Regional Housing Portfolio (approved by the Executive Board on June 18, 2020 and the Commission on June 24, 2020)



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

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.

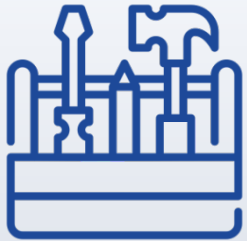
Regional Housing Portfolio Guiding Principles



**Collaborative, Multi-agency
Strategy**



**Multi-sector
Partnerships**



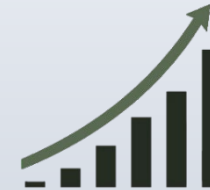
**Advance the
“3Ps” Framework**



**Equity-Focused
Approach**



**Embrace Innovation
and Creativity**



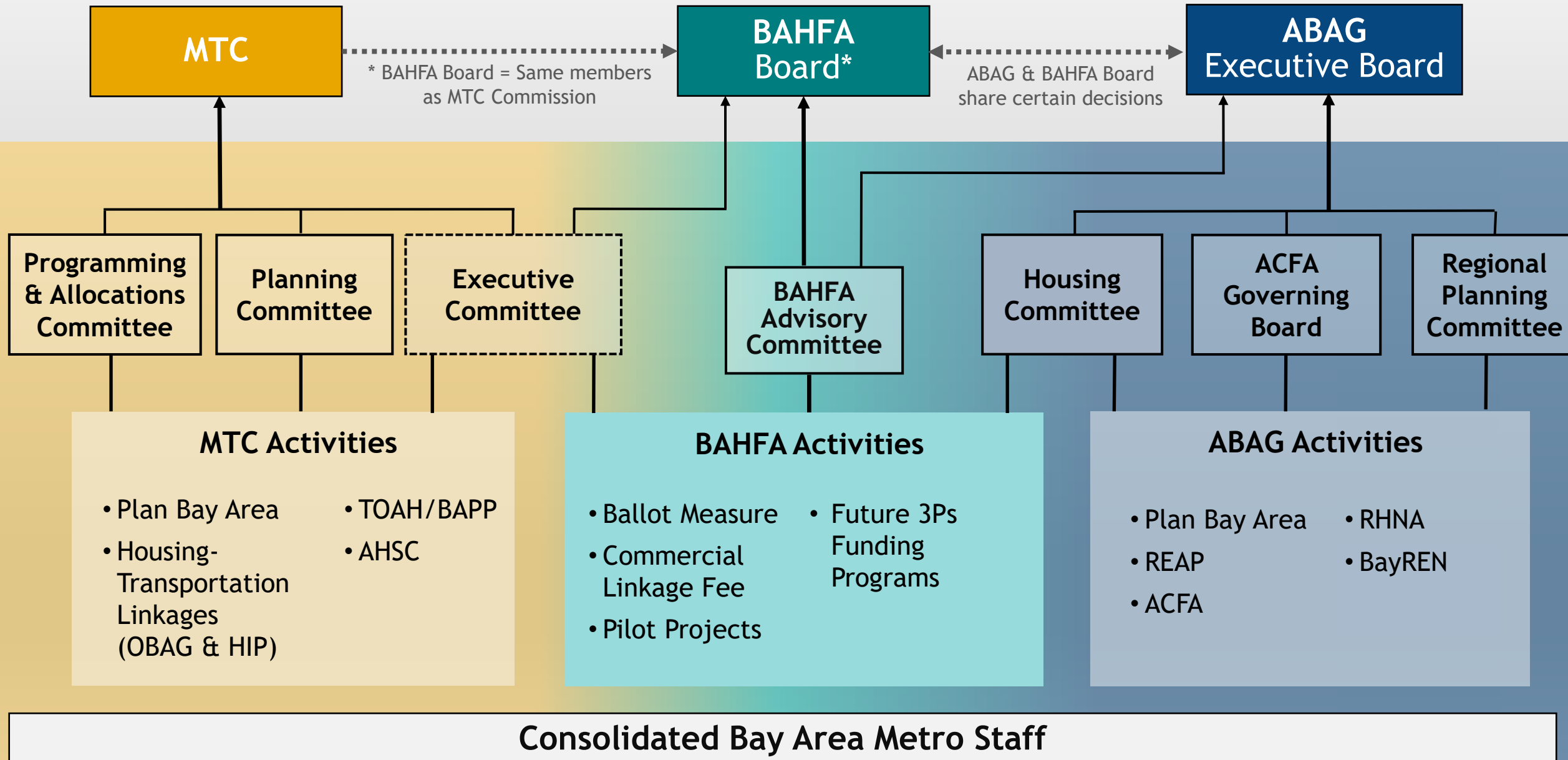
Achieve Scale



**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.

For more information contact:

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Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-1425 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 9/17/2020 **In control:** ABAG Housing Committee
On agenda: 10/15/2020 **Final action:**
Title: Update on Bay Area Residential Building Permit Activity

Report on residential building permits issued from 2015-2019 and tracking regional progress towards Cycle 5 Regional Housing Needs Assessment (RHNA) goals.

Sponsors:

Indexes:

Code sections:

Attachments: [Item 11a 1 Summary Sheet - Residential Building Permit Activity.pdf](#)
[Item 11a 2 Attachment A - Memo Building Permit Activity Update 2015 2019 .pdf](#)
[Item 11a 3 Attachment B - 2015-2019 Permit Summary Spreadsheet.pdf](#)
[Item 11a 4 Attachment C - Income Limits and Fair Market Rents.pdf](#)
[Item 11a 5 Attachment D - Supplemental Figures.pdf](#)
[Item 11a 6 Attachment E - Presentation Building Permit Activity Report.pdf](#)

Date	Ver.	Action By	Action	Result
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Update on Bay Area Residential Building Permit Activity

Report on residential building permits issued from 2015-2019 and tracking regional progress towards Cycle 5 Regional Housing Needs Assessment (RHNA) goals.

Ada Chan

Information

**Association of Bay Area Governments
Housing Committee**

**Metropolitan Transportation Commission
Executive Committee**

October 15, 2020

Agenda Item 11.a.

Bay Area Residential Building Activity Report

Subject: Update on Bay Area Residential Building Permit Activity

Report on residential building permits issued from 2015-2019 and tracking regional progress towards Cycle 5 Regional Housing Needs Assessment (RHNA) goals.


Background: An informational presentation of the region's RHNA Cycle 5 (2015- 2023) building permit activity based on the Annual Progress Reports (APR) submitted by local jurisdictions to the California Department of Housing and Community Development (HCD).

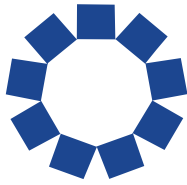
Issues: None

Recommended Action: Information

Attachments:

- A. Memo Update on Bay Area Residential Building Activity
- B. 2015 - 2019 Building Permit Activity Summary Spreadsheet
- C. California Income Limits and HUD Fair Market Rents
- D. Supplemental Figures for 2018 and 2019 Permits, By County
- E. Presentation

Reviewed: 
Therese W. McMillan



ASSOCIATION
OF BAY AREA
GOVERNMENTS

Item 11a Attachment A

Bay Area Metro Center
375 Beale Street, Suite 700
San Francisco, CA 94105
415.820.7900
www.abag.ca.gov

Memorandum

TO: ABAG Housing and MTC Executive Committees

Date: October 15, 2020

FR: Executive Director

RE: Update on Bay Area Residential Building Permit Activity

Overview

This report is an informational presentation of local jurisdictions' building permit activity for the completed portion of RHNA Cycle 5 (2015-2023). The information presented is based on the Annual Progress Reports (APRs) submitted by local jurisdictions to the California Department of Housing and Community Development (HCD) and site-specific building permit information submitted by local jurisdictions to ABAG.

Housing permits increased steadily since the beginning of the cycle in 2015, when 20,495 units were permitted, to a peak of 30,404 units permitted in 2018. 2019 marked a turning point from the four-year continuous increase in permitting, with a 16% decline in building permits issued; 2019 data show building permit activity at slightly below 2017 permitting levels.

After five years of the eight-year RHNA cycle (63% completed), Bay Area jurisdictions are on target to meet the region's total 5th cycle Regional Housing Needs Determination (RHND) by issuing permits for 125,839 units, or sixty-seven percent of the total RHND. However, when disaggregated by income category, the data show that significant challenges remain for the region to meet the needs of lower-income and moderate-income households. Although the Bay Area has already issued building permits for 126% of the regional's market rate housing allocation for the eight-year cycle, building permits issued for housing affordable to very low-income (15%), low-income (25%), and moderate-income households (36%) are far off-pace from meeting regional production targets.

Background

Since 1969, California has required that all local governments adequately plan to meet the housing needs of everyone in the community. (Government Code Section 65400.) This is accomplished through the adoption of a Housing Element by every local jurisdiction, which is aligned with the Regional Housing Needs Assessment (RHNA) cycle and updated every eight years. A premise of California's Housing Element law is that for the market to adequately

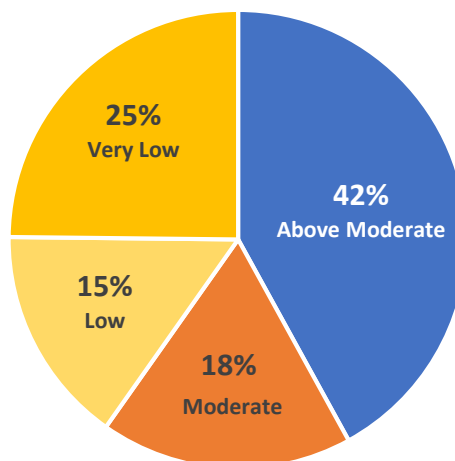
address the housing needs of all economic segments of society, local governments must adopt plans and regulatory systems that provide opportunities for a variety of housing development types. While local jurisdictions have limited control over how the market performs, they can implement policies and programs that encourage and support development of homes at all income levels.

Every eight years the state assigns each region a Regional Housing Needs Determination with specific targets for very low-, low-, moderate-, and above moderate-income level categories based on forecasted growth. The ABAG Executive Board is responsible for approving a methodology to divide the RHND into specific RHNA numbers for each jurisdiction, including targets for each income category. Local jurisdictions implement their RHNA through their Housing Elements, which have several statutorily required components: an assessment of housing need, a site inventory to ensure adequate land is zoned for the RHNA numbers, and a schedule of actions that will be taken to address any shortfalls. This schedule of actions includes rezoning of land and adoption of policies and programs that will advance housing goals. Existing zoning limitations do not exempt local jurisdictions from planning for their RHNA numbers. If jurisdictions do not have adequate sites under existing zoning, state law requires them to rezone to accommodate their RHNA numbers.

The 2015-2023 5th Cycle Regional Housing Needs Determination from HCD assigned the Bay Area a total of 187,990 units with the following income targets¹:

- 46,680 units (25%) affordable to very low-income households,
- 28,940 units (15%) affordable to low-income households,
- 33,420 units (18%) affordable to moderate-income households,
- 78,950 units (42%) for above moderate-income households.

Figure 1. ABAG Region 2015-2023 RHND, Income Categories as Percent of Total



¹ See Attachment D for state-approved income limits for each affordability category, as well as HUD Fair Market Rents.

The Annual Progress Reports are considered part of the Housing Element process in which local jurisdictions document their progress towards achieving their RHNA numbers by reporting total residential units for which building permits have been issued.

In 2015, ABAG staff began to conduct an annual survey of all Bay Area jurisdictions to collect data about the affordability, housing type, and parcel-specific location for every housing permit issued. This effort built upon the requirements of the state-mandated APRs, though ABAG staff took extra steps to obtain parcel-level data to evaluate the extent to which new housing is directed to Priority Development Areas (PDAs) and other transit-served locations, and whether new homes are developed on the opportunity sites identified in jurisdictions' Housing Elements.

ABAG's approach provided a model for refinements to the APR requirements in Senate Bill 35 (Wiener), which was signed into law as part of the 2017 Housing Package. The new data collection requirements that went into effect in 2018 due to SB 35 are significantly different than the annual point-in-time count that has occurred in the past. The new APRs track a project throughout the development process from application through entitlement, permitting and certificate of occupancy. Additionally, the new APRs track location data for each project at the parcel level. Considering HCD's enhanced data gathering through the new APRs, ABAG no longer issues a separate survey to local planning staff and instead is transitioning to use the APR data issued by HCD.

This change in data collection occurred mid-cycle for the 5th cycle of RHNA. The first year of the new data set published by HCD proved extremely challenging to integrate with the existing 2015-2017 database of building permit information collected previously by ABAG.

The development and launch of HCD's new database remain a work in progress, as HCD continues to formalize how it collects and reports building permit data. In the first year of the new APR requirements, over 90% of the APRs submitted by jurisdictions statewide were initially rejected by HCD as incomplete or incorrect. For ABAG/MTC, integration of the new HCD data involves data scrubbing to standardize how each property address is formatted, resolving differences in address abbreviation conventions, developing code to process each county assessor's distinct APN format, and implementing data protocols to manage ongoing updates over time. Staff are exploring potential options to automate the data integration and update process, as well as to track changes in the status of individual projects across the RHNA cycle. However, staff expect that data integration and quality challenges will continue through the remainder of the 2015- 2023 RHNA Cycle as local governments, HCD and MTC become familiar with the new reporting requirements and evolve existing data systems to accommodate the limitations and fully capture the potential of the new data sets.

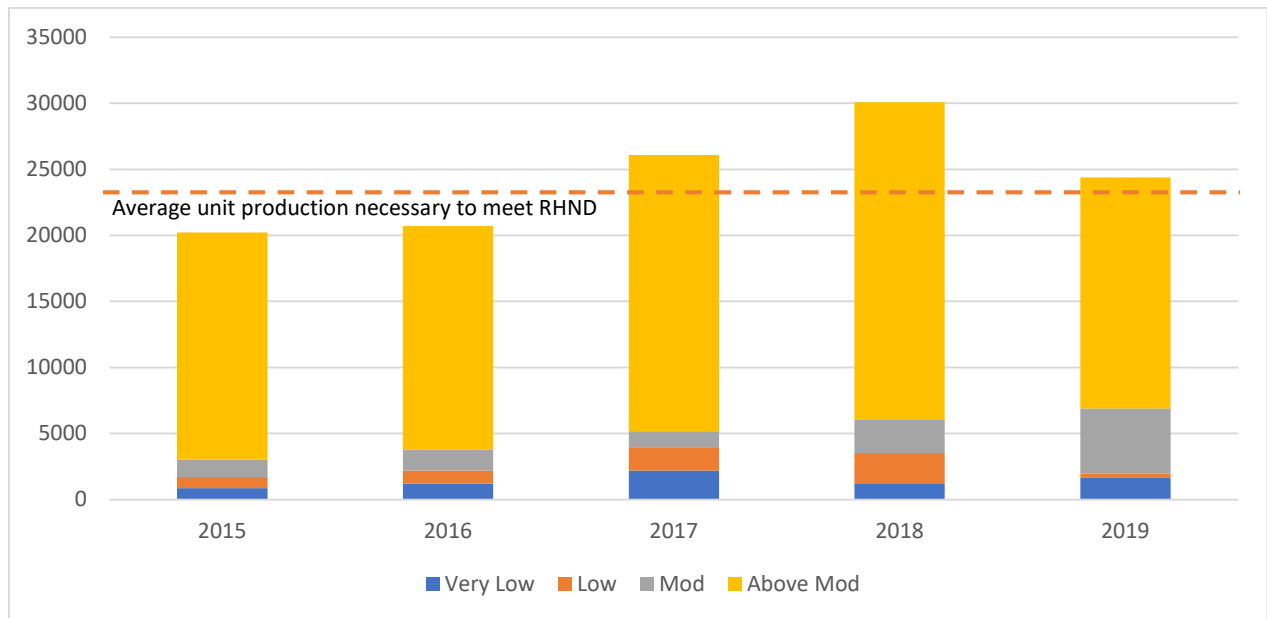
Regional Building Permit Activity 2015 – 2019

This building permit activity report is based on combined data reported to HCD through local jurisdictions APRs for 2018-2019 and the site-specific information collected by ABAG between 2015-2017. As a combination of state and regional data sources, this report does not represent the official tracking of progress in meeting RHNA goals for the purposes of SB 35. That

information is compiled by HCD. At this time, staff can provide a high-level analysis of building permits issued but not a spatial analysis due to ongoing efforts to resolve differences in between HCD and ABAG data.

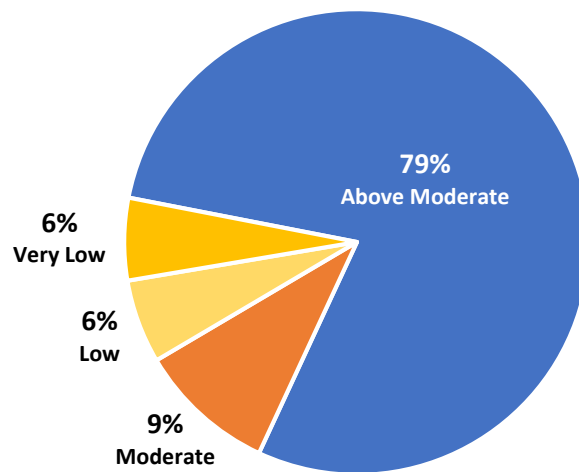
The 5th RHNA cycle is 63% complete, and cumulatively the region has issued building permits for 67% (125,839 units) of its total RHND of 187,990.

Figure 2. Total Building Permits Issued 2015-2019, by Year



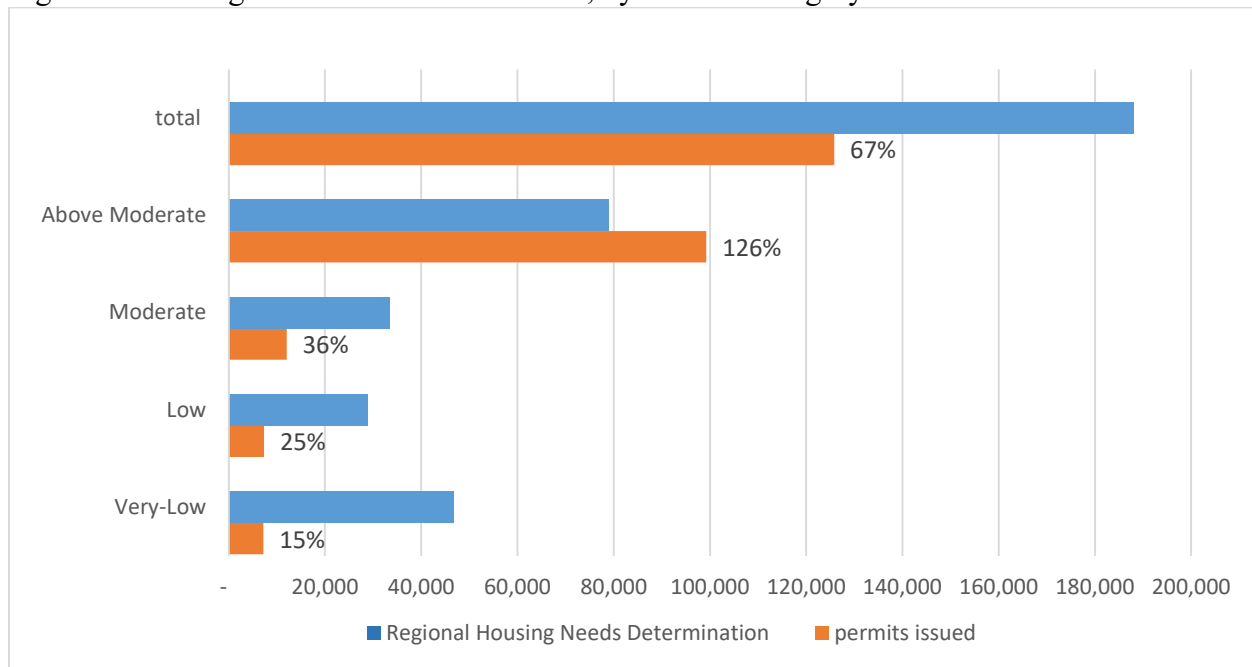
Disaggregating the building permit data by income-category presents a more complex picture of the region's progress towards meeting our housing needs. The region has already permitted 126% of the above moderate-income housing determination, only five years into the eight-year cycle. In contrast, the region is off-target for all other income levels, ranging from 0 to 120% of Area Median Income. Bay Area jurisdictions have issued building permits for 36% of the moderate-income housing units needed, 25% of low-income units, and only 15% of units affordable to the very low-income residents of the region, who are most vulnerable to being forced into homelessness.

Figure 3. Building Permits Issued 2015-2019, Income Categories as Percent of Total



Almost 80% of all units permitted since 2015 have been for above moderate-income households, with only 12% for low and very low-income families combined, and 9% for moderate income households. Although on track to meet the total RHND, the building permit activity from 2015-2019 reflects a very different balance of housing affordability levels than was assigned through the RHND (see Figure 1.).

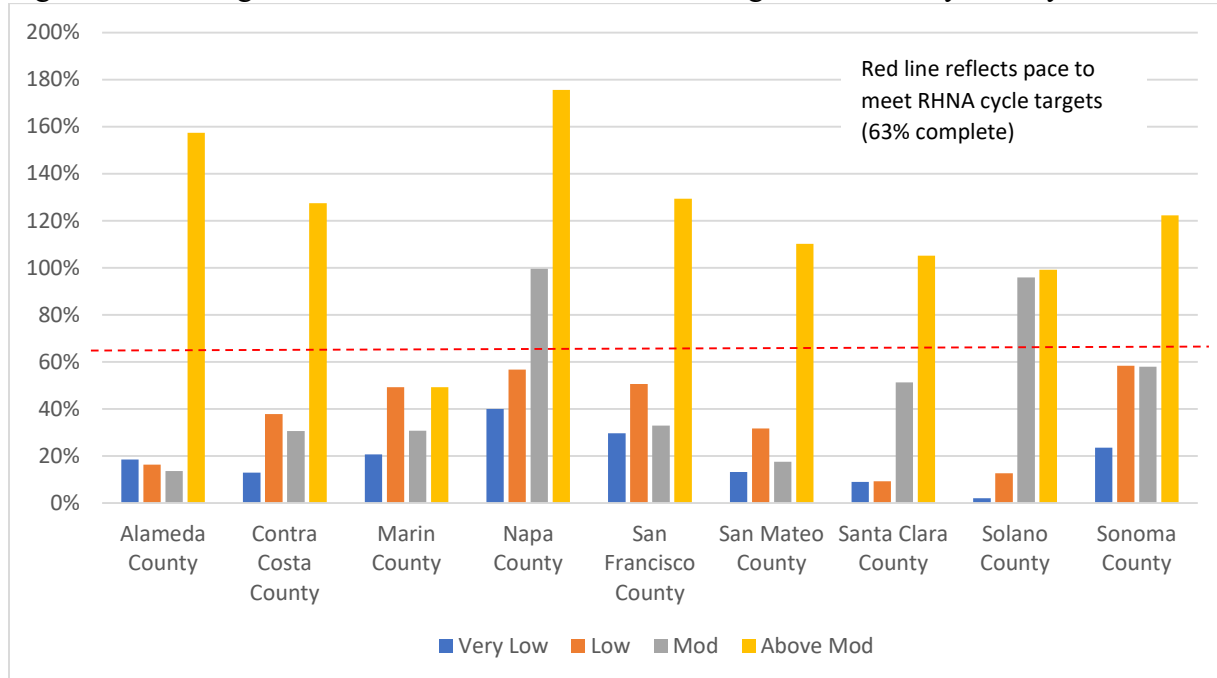
Figure 4. Building Permits Issued 2015-2019, by Income Category Relative to RHND



Local Building Permit Activity

While there is some variation across counties, generally county-level building permit data reflects the regional trends. Eight of the nine counties have issued building permits for nearly 100% or more for their above-moderate income housing needs after only five years of the eight-year RHNA cycle. All counties are below 50% in meeting the combined low- and very low-income housing needs of their communities. Additionally, five counties have permitted less than 35% of their moderate-income housing needs.

Figure 4: Building Permits Issued 2015-2019 as Percentage of RHNA, by County



Housing Types

Sixty-seven percent of the units permitted since 2015 are multi-family projects of five units or more. Only 22% of the permits issued from 2015-2019 are for single family, detached homes. While making up only 5% of all units permitted during this reporting period, the number of building permits issued for second units or accessory dwelling units (ADUs) has increased steadily from 2017 to present. Notably, while there was a 16% decrease in all housing permitted between 2018 and 2019, there was a 33% *increase* in ADUs permitted – likely related to a series of recent state legislative changes to facilitate ADU construction.

- Attachments: B. 2015-2019 Building Permit Activity Summary Spreadsheet
C. California Income Limits and HUD Fair Market Rents
D. Supplemental Figures for 2018 and 2019 Permits, By County
E. Presentation

This table shows the number of new housing units for which Bay Area jurisdictions issued permits in calendar years 2015 through 2019. It was compiled by staff from the Association of Bay Area Governments (ABAG) / Metropolitan Transportation Commission (MTC) based on permit data provided to ABAG/MTC by local jurisdictions combined with APR data submitted to the Department of Housing and Community Development. Although it compares local permit activity to each jurisdiction's total housing goals for the 2015-2023 Regional Housing Need Allocation (RHNA) as a point of reference, this data does not represent the official tracking of progress in meeting RHNA goals for the purposes of SB35 streamlining. That information is compiled by the California Department of Housing and Community Development (www.hcd.ca.gov). For more details about housing permit activity in the Bay Area, please visit ABAG/MTC's Housing Data Explorer at housing.abag.ca.gov.

Jurisdiction	Very Low Income					Low Income					Moderate Income					Above Moderate Income			Total				
	RHNA	Permits Issued			% RHNA Met	RHNA	Permits Issued			% RHNA Met	RHNA	Permits Issued			% RHNA Met	RHNA	permits issued	% RHNA Met	RHNA	Permits Issued			% RHNA Met
		Deed-Restricted	Non-Deed-Restricted	Total			Deed-Restricted	Non-Deed-Restricted	Total			Deed-Restricted	Non-Deed-Restricted	Total						Deed-Restricted	Non-Deed-Restricted	Total	
Alameda County	9,912	1,840	4	1,844	19%	6,604	1,011	68	1,079	16%	7,924	210	877	1,087	14%	19,596	30,841	157%	44,036	3,061	31,790	34,851	79%
Alameda	444	83	0	83	19%	248	61	0	61	25%	283	34	11	45	16%	748	972	130%	1,723	178	983	1,161	67%
Albany	80	0	0	0	0%	53	0	0	0	0%	57	0	41	41	72%	145	217	150%	335	0	258	258	77%
Berkeley	532	101	0	101	19%	442	29	0	29	7%	584	0	2	2	0%	1,401	1,457	104%	2,959	130	1,459	1,589	54%
Dublin	796	26	0	26	3%	446	39	0	39	9%	425	38	1	39	9%	618	3,641	589%	2,285	103	3,642	3,745	164%
Emeryville	276	82	0	82	30%	211	19	0	19	9%	259	18	0	18	7%	752	380	51%	1,498	119	380	499	33%
Fremont	1,714	395	0	395	23%	926	369	0	369	40%	978	22	0	22	2%	1,837	5,106	278%	5,455	786	5,106	5,892	108%
Hayward	851	40	0	40	5%	480	39	0	39	8%	608	6	21	27	4%	1,981	1,899	96%	3,920	85	1,920	2,005	51%
Livermore	839	128	0	128	15%	474	41	12	53	11%	496	19	469	488	98%	920	1,227	133%	2,729	188	1,708	1,896	69%
Newark	330	0	0	0	0%	167	0	0	0	0%	158	0	0	0	0%	423	1,183	280%	1,078	0	1,183	1,183	110%
Oakland	2,059	604	0	604	29%	2,075	213	0	213	10%	2,815	65	5	70	2%	7,816	13,031	167%	14,765	882	13,036	13,918	94%
Piedmont	24	4	3	7	29%	14	0	8	8	57%	15	0	9	9	60%	7	18	257%	60	4	38	42	70%
Pleasanton	716	230	0	230	32%	391	78	0	78	20%	407	8	28	36	9%	553	1,273	230%	2,067	316	1,301	1,617	78%
San Leandro	504	27	0	27	5%	270	57	0	57	21%	352	0	0	0	0%	1,161	54	5%	2,287	84	54	138	6%
Union City	317	0	0	0	0%	180	0	0	0	0%	192	0	269	269	140%	417	158	38%	1,106	0	427	427	39%
Alameda Unincorporated	430	120	1	121	28%	227	66	48	114	50%	295	0	21	21	7%	817	225	28%	1,769	186	295	481	27%
Contra Costa County	5,264	679	5	684	13%	3,086	1,090	79	1,169	38%	3,496	224	849	1,073	31%	8,784	11,201	128%	20,630	1,993	12,134	14,127	68%
Antioch	349	84	4	88	25%	205	0	1	1	0%	214	0	32	32	15%	680	487	72%	1,448	84	524	608	42%
Brentwood	234	1	0	1	0%	124	5	5	10	8%	123	0	44	44	36%	279	2,257	809%	760	6	2,306	2,312	304%
Clayton	51	0	0	0	0%	25	0	2	2	8%	31	0	0	0	0%	34	8	24%	141	0	10	10	7%
Concord	798	0	0	0	0%	444	0	0	0	0%	559	1	5	6	1%	1,677	219	13%	3,478	1	224	225	6%
Danville	196	20	0	20	10%	111	2	24	26	23%	124	2	33	35	28%	126	464	368%	557	24	521	545	98%
El Cerrito	100	62	0	62	62%	63	6	0	6	10%	69	0	13	13	19%	166	288	173%	398	68	301	369	93%
Hercules	220	0	0	0	0%	118	0	16	16	14%	100	0	217	217	217%	244	505	207%	682	0	738	738	108%
Lafayette	138	2	0	2	1%	78	6	0	6	8%	85	17	25	42	49%	99	263	266%	400	25	288	313	78%
Martinez	124	0	0	0	0%	72	0	0	0	0%	78	0	0	0	0%	195	70	36%	469	0	70	70	15%
Moraga	75	0	0	0	0%	44	0	0	0	0%	50	0	2	2	4%	60	76	127%	229	0	78	78	34%
Oakley	317	8	0	8	3%	174	66	0	66	38%	175	1	208	209	119%	502	935	186%	1,168	75	1,143	1,218	104%
Orinda	84	0	0	0	0%	47	0	0	0	0%	54	0	21	21	39%	42	210	500%	227	0	231	231	102%
Pinole	80	0	0	0	0%	48	0	0	0	0%	43	0	1	1	2%	126	12	10%	297	0	13	13	4%
Pittsburg	392	69	0	69	18%	254	628	14	642	253%	316	0	68	68	22%	1,063	877	83%	2,025	697	959	1,656	82%
Pleasant Hill	118	0	0	0	0%	69	19	0	19	28%	84	0	40	40	48%	177	97	55%	448	19	137	156	35%
Richmond	438	266	0	266	61%	305	81	0	81	27%	410	0	0	0	0%	1,282	498	39%	2,435	347	498	845	35%
San Pablo	56	0	0	0	0%	53	3	1	4	8%	75	8	9	17	23%	265	32	12%	449	11	42	53	12%
San Ramon	516	20	0	20	4%	279	82	0	82	29%	282	164	0	164	58%	340	1,453	427%	1,417	266	1,453	1,719	121%
Walnut Creek	604	85	0	85	14%	355	18	7	25	7%	381	0	33	33	9%	895	1,053	118%	2,235	103	1,093	1,196	54%
Contra Costa Unincorporated	374	62	1	63	17%	218	174	9	183	84%	243	31	98	129	53%	532	1,397	263%	1,367	267	1,505	1,772	130%
Marin County	618	42	86	128	21%	367	65	116	181	49%	423	5	125	130	31%	890	579	65%	2,298	112	906	1,018	44%
Belvedere	4	0	0	0	0%	3	0	0	0	0%	4	0	3	3	75%	5	1	20%	16	0	4	4	25%
Corte Madera	22	1	9	10	45%	13	1	1	2	15%	13	1	5	6	46%	24	15	63%	72	3	30	33	46%
Fairfax	16	6	7	13	81%	11	47	15	62	564%	11	2	3	5	45%	23	2	9%	61	55	27	82	134%
Larkspur	40	0	3	3	8%	20	0	2	2	10%	21	0	1	1	5%	51	14	27%	132	0	20	20	15%
Mill Valley	41	0	22	22	54%	24	2	19	21	88%	26	0	16	16	62%	38	24	63%	129	2	81	83	64%
Novato	111	22	19	41	37%	65	7	6	13	20%	72	2	43	45	63%	167	137	82%	415	31	205	236	57%
Ross	6	7	0	7	117%	4	0	2	2	50%	4	0	5	5	125%	4	2	50%	18	7	9	16	89%
San Anselmo	33	2	4	6	18%	17	2	5	7	41%	19	0	19	19	100%	37	37	100%	106	4	65	69	65%
San Rafael	240	1	1	2	1%	148	3	47	50	34%	181	0	9	9	5%	438	160	37%	1,007	4	217	221	22%
Sausalito	26	0	5	5	19%	14	0	3	3	21%	16	0	6	6	38%	23	5	22%	79	0	19	19	24%
Tiburon	24	0	0	0	0%	16	0	1	1	6%	19	0	0	0	0%	19	13	68%	78	0	14	14	18%
Marin Unincorporated	55	3	16	19	35%	32	3	15	18	56%	37	0	15	15	41%	61	169	277%	185	6	215	221	119%
Napa County	370	143	5	148	40%	199	78	35	113	57%	243	23	219	242	100%	670	1,177	176%	1,482	244	1,436	1,680	113%
American Canyon	116	57	1	58	50%	54	28	19	47	87%	58	1	133	134	231%	164	143	87%	392	86	296	382	97%
Calistoga	6	23	0	23	383%	2	6	2	8	400%	4	0	9	9	225%	15	46	307%	27	29	57	86	319%
Napa	185	53	0	53	29%	106	38	11	49	46%	141	22	24	46	33%	403	874	217%	835	113	909	1,022	122%
St. Helena	8	10	0	10	125%	5	6	0	6	120%	5	0	0	0	0%	13	33	254%	31	16	33	49	158%
Yountville	4	0	0	0	0%	2	0	0	0	0%	3	0	7	7	233%	8	3	38%	17	0	10	10	59%
Napa Unincorporated	51	0	4	4	8%	30	0	3	3	10%	32	0	46	46	144%	67	78	116%	180	0	131	131	73%

	Very Low Income					Low Income					Moderate Income					Above Moderate Income			Total				
Jurisdiction	RHNA	Permits Issued			% RHNA Met	RHNA	Permits Issued			% RHNA Met	RHNA	Permits Issued			% RHNA Met	RHNA	permits issued	% RHNA Met	RHNA	Permits Issued			% RHNA Met
		Deed-Restricted	Non-Deed-Restricted	Total			Deed-Restricted	Non-Deed-Restricted	Total			Deed-Restricted	Non-Deed-Restricted	Total						Deed-Restricted	Non-Deed-Restricted	Total	
San Francisco County	6,234	1,854	0	1,854	30%	4,639	2,352	0	2,352	51%	5,460	622	1,175	1,797	33%	12,536	16,222	129%	28,869	4,828	17,397	22,225	77%
San Mateo County	4,595	453	153	606	13%	2,507	393	402	795	32%	2,830	122	375	497	18%	6,486	7,148	110%	16,418	968	8,078	9,046	55%
Atherton	35	0	26	26	74%	26	0	13	13	50%	29	0	6	6	21%	3	57	1900%	93	0	102	102	110%
Belmont	116	0	0	0	0%	63	0	0	0	0%	67	0	25	25	37%	222	124	56%	468	0	149	149	32%
Brisbane	25	0	0	0	0%	13	0	0	0	0%	15	0	23	23	153%	30	18	60%	83	0	41	41	49%
Burlingame	276	0	0	0	0%	144	0	0	0	0%	155	29	0	29	19%	288	445	155%	863	29	445	474	55%
Colma	20	31	0	31	155%	8	34	0	34	425%	9	0	0	0	0%	22	10	45%	59	65	10	75	127%
Daly City	400	21	0	21	5%	188	191	88	279	148%	221	7	112	119	54%	541	295	55%	1,350	219	495	714	53%
East Palo Alto	64	0	8	8	13%	54	0	26	26	48%	83	12	32	44	53%	266	14	5%	467	12	80	92	20%
Foster City	148	8	3	11	7%	87	31	0	31	36%	76	0	9	9	12%	119	523	439%	430	39	535	574	133%
Half Moon Bay	52	0	0	0	0%	31	0	0	0	0%	36	0	26	26	72%	121	31	26%	240	0	57	57	24%
Hillsborough	32	0	31	31	97%	17	0	14	14	82%	21	0	10	10	48%	21	9	43%	91	0	64	64	70%
Menlo Park	233	66	24	90	39%	129	30	20	50	39%	143	8	3	11	8%	150	938	625%	655	104	985	1,089	166%
Millbrae	193	0	5	5	3%	101	0	5	5	5%	112	0	4	4	4%	257	4	2%	663	0	18	18	3%
Pacifica	121	0	0	0	0%	68	0	0	0	0%	70	0	6	6	9%	154	77	50%	413	0	83	83	20%
Portola Valley	21	0	25	25	119%	15	0	4	4	27%	15	0	7	7	47%	13	29	223%	64	0	65	65	102%
Redwood City	706	131	0	131	19%	429	35	130	165	38%	502	0	0	0	0%	1,152	1,469	128%	2,789	166	1,599	1,765	63%
San Bruno	358	0	0	0	0%	161	6	62	68	42%	205	5	42	47	23%	431	136	32%	1,155	11	240	251	22%
San Carlos	195	5	0	5	3%	107	12	0	12	11%	111	11	0	11	10%	183	483	264%	596	28	483	511	86%
San Mateo	859	111	0	111	13%	469	48	0	48	10%	530	22	5	27	5%	1,242	1,318	106%	3,100	181	1,323	1,504	49%
South San Francisco	565	80	0	80	14%	281	5	0	5	2%	313	28	30	58	19%	705	844	120%	1,864	113	874	987	53%
Woodside	23	0	31	31	135%	13	0	6	6	46%	15	0	3	3	20%	11	25	227%	62	0	65	65	105%
San Mateo Unincorporated	153	0	0	0	0%	103	1	34	35	34%	102	0	32	32	31%	555	299	54%	913	1	365	366	40%
Santa Clara County	16,158	1,326	138	1,464	9%	9,542	862	26	888	9%	10,636	204	5,252	5,456	51%	22,500	23,678	105%	58,836	2,392	29,094	31,486	54%
Campbell	253	13	0	13	5%	138	6	4	10	7%	151	19	2	21	14%	391	422	108%	933	38	428	466	50%
Cupertino	356	19	1	20	6%	207	0	0	0	0%	231	15	47	62	27%	270	181	67%	1,064	34	229	263	25%
Gilroy	236	63	0	63	27%	160	287	0	287	179%	217	3	41	44	20%	475	874	184%	1,088	353	915	1,268	117%
Los Altos	169	1	0	1	1%	99	3	8	11	11%	112	1	0	1	1%	97	300	309%	477	5	308	313	66%
Los Altos Hills	46	0	16	16	35%	28	0	9	9	32%	32	0	10	10	31%	15	79	527%	121	0	114	114	94%
Los Gatos	201	0	0	0	0%	112	2	0	2	2%	132	2	53	55	42%	174	62	36%	619	4	115	119	19%
Milpitas	1,004	10	10	20	2%	570	0	0	0	0%	565	0	0	0	0%	1,151	1,999	174%	3,290	10	2,009	2,019	61%
Monte Sereno	23	0	38	38	165%	13	0	5	5	38%	13	0	4	4	31%	12	20	167%	61	0	67	67	110%
Morgan Hill	273	43	0	43	16%	154	153	0	153	99%	185	12	88	100	54%	316	964	305%	928	208	1,052	1,260	136%
Mountain View	814	181	0	181	22%	492	145	0	145	29%	527	0	0	0	0%	1,093	2,557	234%	2,926	326	2,557	2,883	99%
Palo Alto	691	20	0	20	3%	432	60	0	60	14%	278	0	38	38	14%	587	388	66%	1,988	80	426	506	25%
San Jose	9,233	732	0	732	8%	5,428	122	0	122	2%	6,188	0	2,304	2,304	37%	14,231	9,444	66%	35,080	854	11,748	12,602	36%
Santa Clara	1,050	130	0	130	12%	695	15	0	15	2%	755	17	0	17	2%	1,593	3,963	249%	4,093	162	3,963	4,125	101%
Saratoga	147	0	0	0	0%	95	49	0	49	52%	104	1	12	13	13%	93	21	23%	439	50	33	83	19%
Sunnyvale	1,640	114	0	114	7%	906	20	0	20	2%	932	134	51	185	20%	1,974	2,196	111%	5,452	268	2,247	2,515	46%
Santa Clara Unincorporated	22	0	73	73	332%	13	0	0	0	0%	214	0	2,602	2,602	1216%	28	208	743%	277	0	2,883	2,883	1041%
Solano County	1,711	30	5	35	2%	902	48	67	115	13%	1,053	0	1,010	1,010	96%	3,311	3,284	99%	6,977	78	4,366	4,444	64%
Benicia	94	1	0	1	1%	54	0	2	2	4%	56	0	6	6	11%	123	13	11%	327	1	21	22	7%
Dixon	50	0	0	0	0%	24	0	0	0	0%	30	0	71	71	237%	93	114	123%	197	0	185	185	94%
Fairfield	779	0	0	0	0%	404	0	0	0	0%	456	0	348	348	76%	1,461	1,382	95%	3,100	0	1,730	1,730	56%
Rio Vista	45	0	0	0	0%	36	0	0	0	0%	48	0	3	3	6%	170	386	227%	299	0	389	389	130%
Suisun City	147	0	0	0	0%	57	0	0	0	0%	60	0	0	0	0%	241	83	34%	505	0	83	83	16%
Vacaville	287	28	0	28	10%	134	48	5	53	40%	173	0	557	557	322%	490	1,005	205%	1,084	76	1,567	1,643	152%
Vallejo	283	1	0	1	0%	178	0	0	0	0%	211	0	0	0	0%	690	243	35%	1,362	1	243	244	18%
Solano Unincorporated	26	0	5	5	19%	15	0	60	60	400%	19	0	25	25	132%	43	58	135%	103	0	148	148	144%
Sonoma County	1,818	399	30	429	24%	1,094	489	150	639	58%	1,355	68	718	786	58%	4,177	5,108	122%	8,444	956	6,006	6,962	82%
Cloverdale	39	0	25	25	64%	29	0	7	7	24%	31	0	5	5	16%	112	77	69%	211	0	114	114	54%
Cotati	35	4	1	5	14%	18	1	15	16	89%	18	0	15	15	83%	66	44	67%	137	5	75	80	58%
Healdsburg	31	18	0	18	58%	24	27	0	27	113%	26	36	29	65	250%	76	131	172%	157	81	160	241	154%
Petaluma	199	9	0	9	5%	103	22	6	28	27%	121	17	210	227	188%	322	452	140%	745	48	668	716	96%
Rohnert Park	181	116	0	116	64%	107	109	0	109	102%	127	4	3	7	6%	484	1,043	215%	899	229	1,046	1,275	142%
Santa Rosa	1,041	49	0	49	5%	671	43	6	49	7%	759	0	161	161	21%	2,612	1,38						

2020 State Income Limits

Persons In Household	1	2	3	4	5	6	7	8	9
Alameda and Contra Costa County Areas Median Income: \$119,200	Extremely Low	27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700
	Very Low Income	45,700	52,200	58,750	65,250	70,500	75,700	80,950	86,150
	Low Income	73,100	83,550	94,000	104,400	112,800	121,150	129,500	137,850
	Median Income	83,450	95,350	107,300	119,200	128,750	138,250	147,800	157,350
	Moderate Income	100,150	114,450	128,750	143,050	154,500	165,950	177,400	188,850
Marin and San Francisco and San Mateo County Areas Median Income: \$143,100	Extremely Low	36,550	41,800	47,000	52,200	56,400	60,600	64,750	68,950
	Very Low Income	60,900	69,600	78,300	87,000	94,000	100,950	107,900	114,850
	Low Income	97,600	111,550	125,500	139,400	150,600	161,750	172,900	184,050
	Median Income	100,150	114,500	128,800	143,100	154,550	166,000	177,450	188,900
	Moderate Income	120,200	137,350	154,550	171,700	185,450	199,150	212,900	226,650
Napa County Area Median Income \$109,200	Extremely Low	22,750	26,000	29,250	32,500	35,100	37,700	40,300	44,120
	Very Low Income	37,950	43,350	48,750	54,150	58,500	62,850	67,150	71,500
	Low Income	60,100	68,650	77,250	85,800	92,700	99,550	106,400	113,300
	Median Income	76,450	87,350	98,300	109,200	117,950	126,650	135,400	144,150
	Moderate Income	91,750	104,850	117,950	131,050	141,550	152,000	162,500	173,000
Santa Clara County Area Median Income \$141,600	Extremely Low	33,150	37,900	42,650	47,350	51,150	54,950	58,750	62,550
	Very Low Income	55,300	63,200	71,100	78,950	85,300	91,600	97,900	104,250
	Low Income	78,550	89,750	100,950	112,150	121,150	130,100	139,100	148,050
	Median Income	99,100	113,300	127,450	141,600	152,950	164,250	175,600	186,900
	Moderate Income	118,950	135,900	152,900	169,900	183,500	197,100	210,700	224,250
Solano County Area Median Income \$95,400	Extremely Low	19,450	22,200	25,000	27,750	30,680	35,160	39,640	44,120
	Very Low Income	32,400	37,000	41,650	46,250	49,950	53,650	57,350	61,050
	Low Income	51,800	59,200	66,600	73,950	79,900	85,800	91,700	97,650
	Median Income	66,800	76,300	85,850	95,400	103,050	110,650	118,300	125,950
	Moderate Income	80,150	91,600	103,050	114,500	123,650	132,800	142,000	151,150
Sonoma County Area Median Income: \$102,700	Extremely Low	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050
	Very Low Income	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
	Low Income	63,650	98,200	105,450	112,750	120,000	142,950	152,850	162,700
	Median Income	71,900	82,150	92,450	102,700	110,900	119,150	127,350	135,550
	Moderate Income	86,300	98,600	110,950	123,250	133,100	142,950	152,850	162,700

HUD USER FY 2021 Fair Market Rents (FMR) for All Bedroom Sizes

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Oakland-Fremont HUD Metro FMR Area includes jurisdictions in Contra Costa County and Alameda County	\$1,595	\$1,934	\$2,383	\$3,196	\$3,863
San Francisco HUD Metro FMR Area includes Jurisdictions in Marin, San Mateo and San Francisco Counties	\$2,350	\$2,923	\$3,553	\$4,567	\$4,970
Napa MSA includes all jurisdictions in Napa County	\$1,331	\$1,531	\$2,018	\$2,826	\$2,836
San Jose-Sunnyvale-Santa Clara HUD Metro FMR Area	\$2,228	\$2,558	\$3,051	\$3,984	\$4,593
Vallejo-Fairfield MSA includes all jurisdictions in Solano County	\$1,190	\$1,351	\$1,617	\$2,314	\$2,800
Santa Rosa MSA includes jurisdictions in Sonoma County	\$1,340	\$1,519	\$1,996	\$2,825	\$3,254

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/select_Geography.odn

Supplemental Figures for 2018 and 2019 Permits, By County

Figure 1. 2018 Total Housing Permits Issued by County

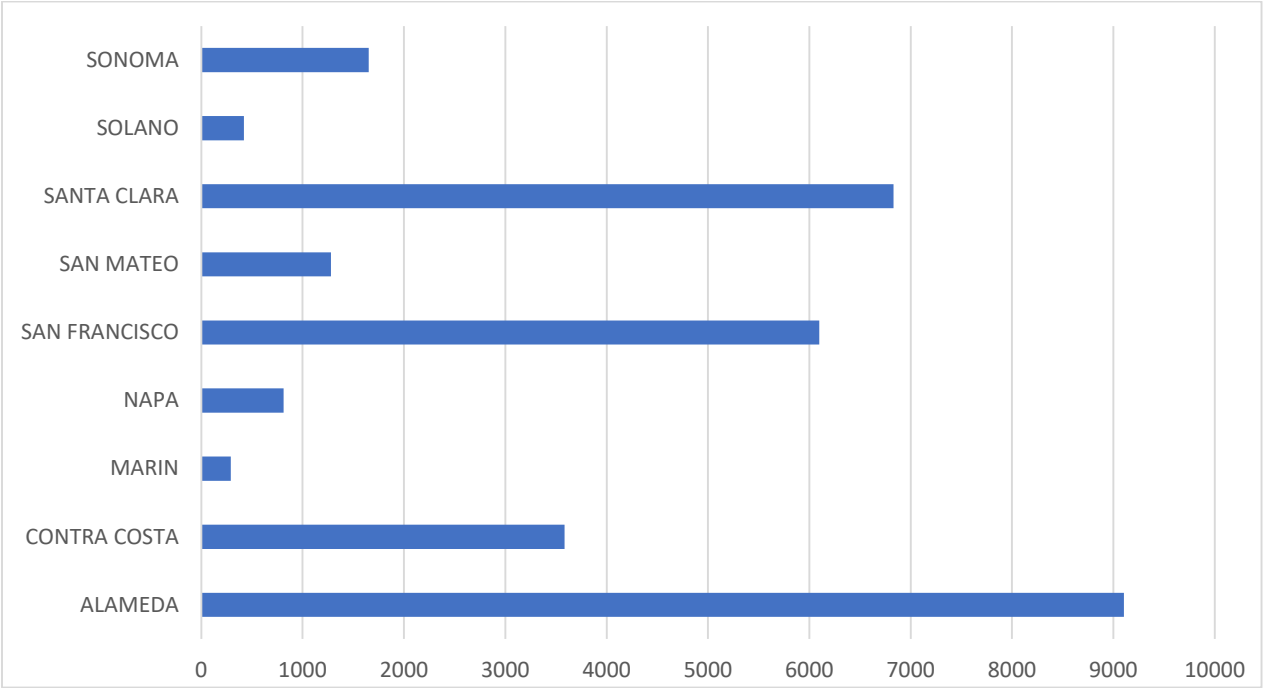


Figure 2. 2018 Affordability of Units Permitted by County

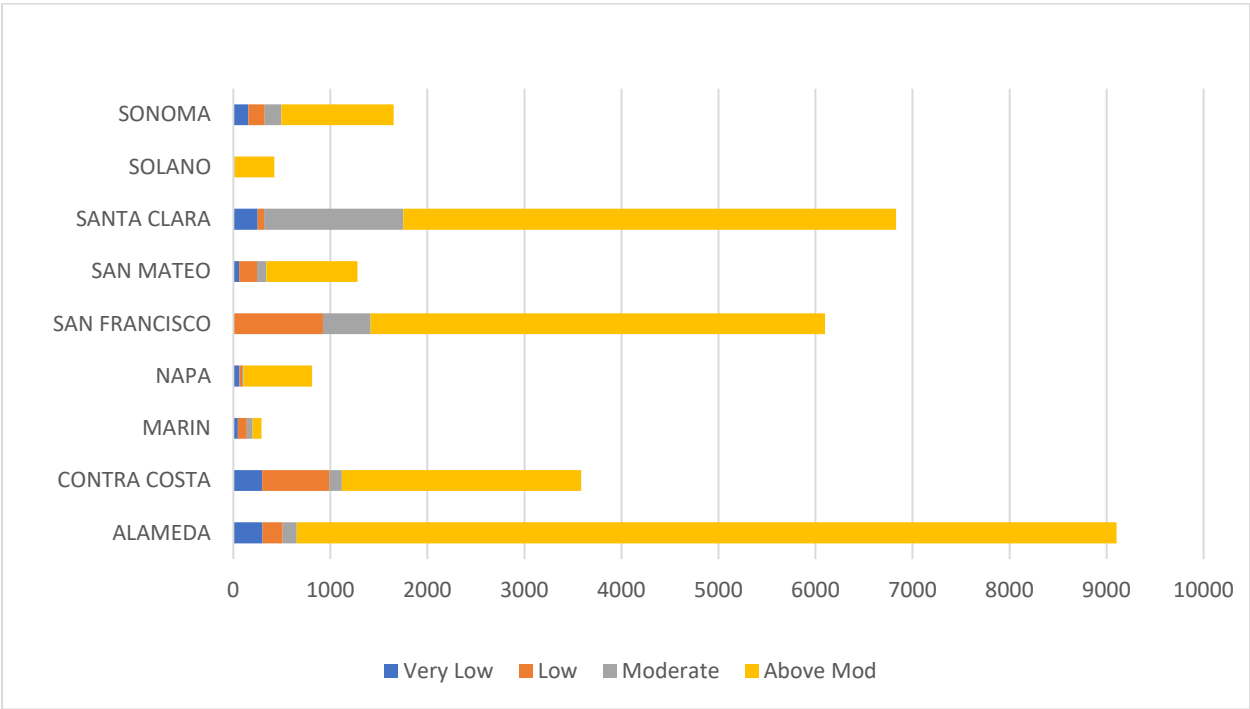


Figure 3. 2019 Total Housing Permits Issued by County

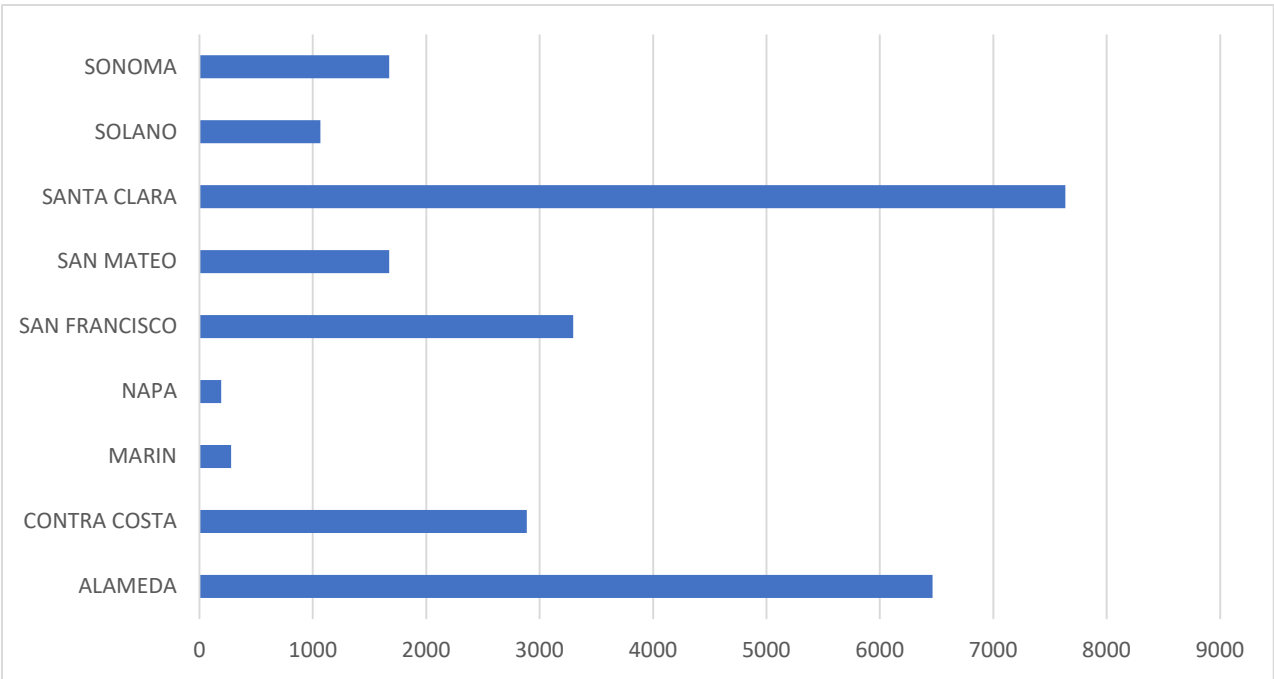
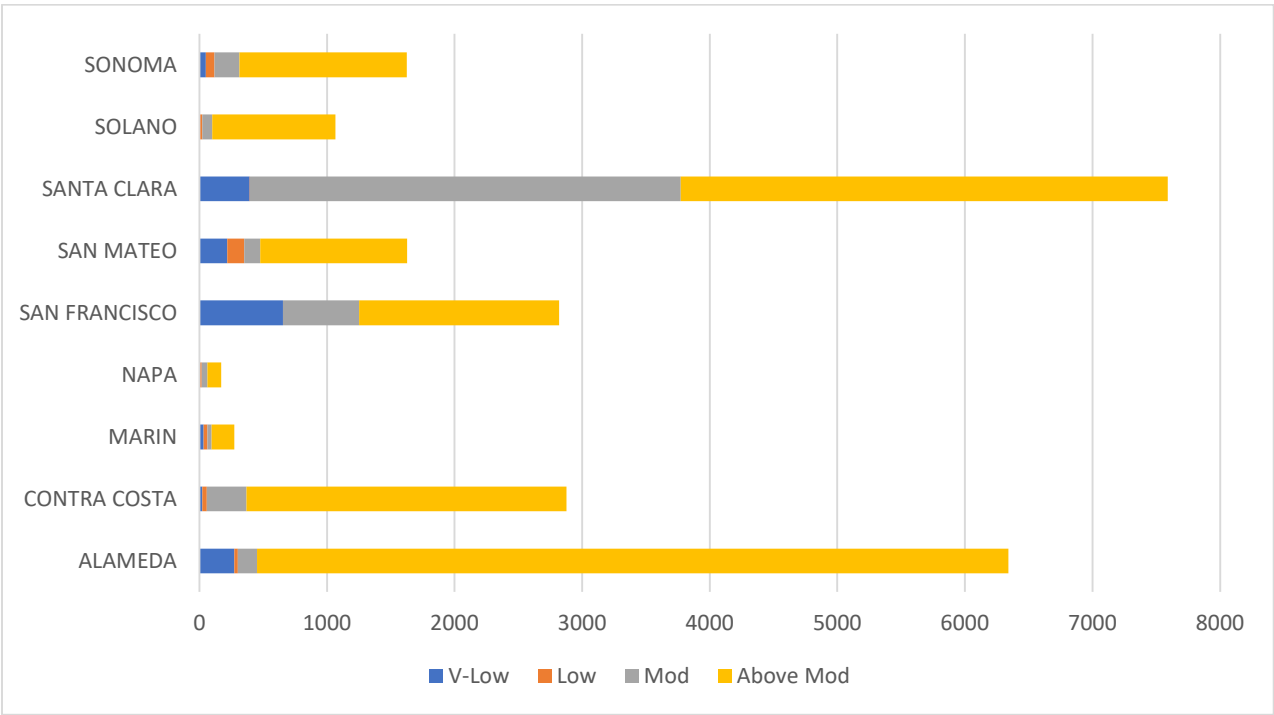


Figure 4. 2019 Affordability of Units Permitted by County





Building Permit Activity Report 2015-2019

**ABAG HOUSING & MTC EXECUTIVE
COMMITTEES**

Ada Chan

October 15, 2020

Building Permit Data

Sources of Data

Quality of Data and Data Challenges

Changes in Statewide Reporting

Data Integration and Integrity

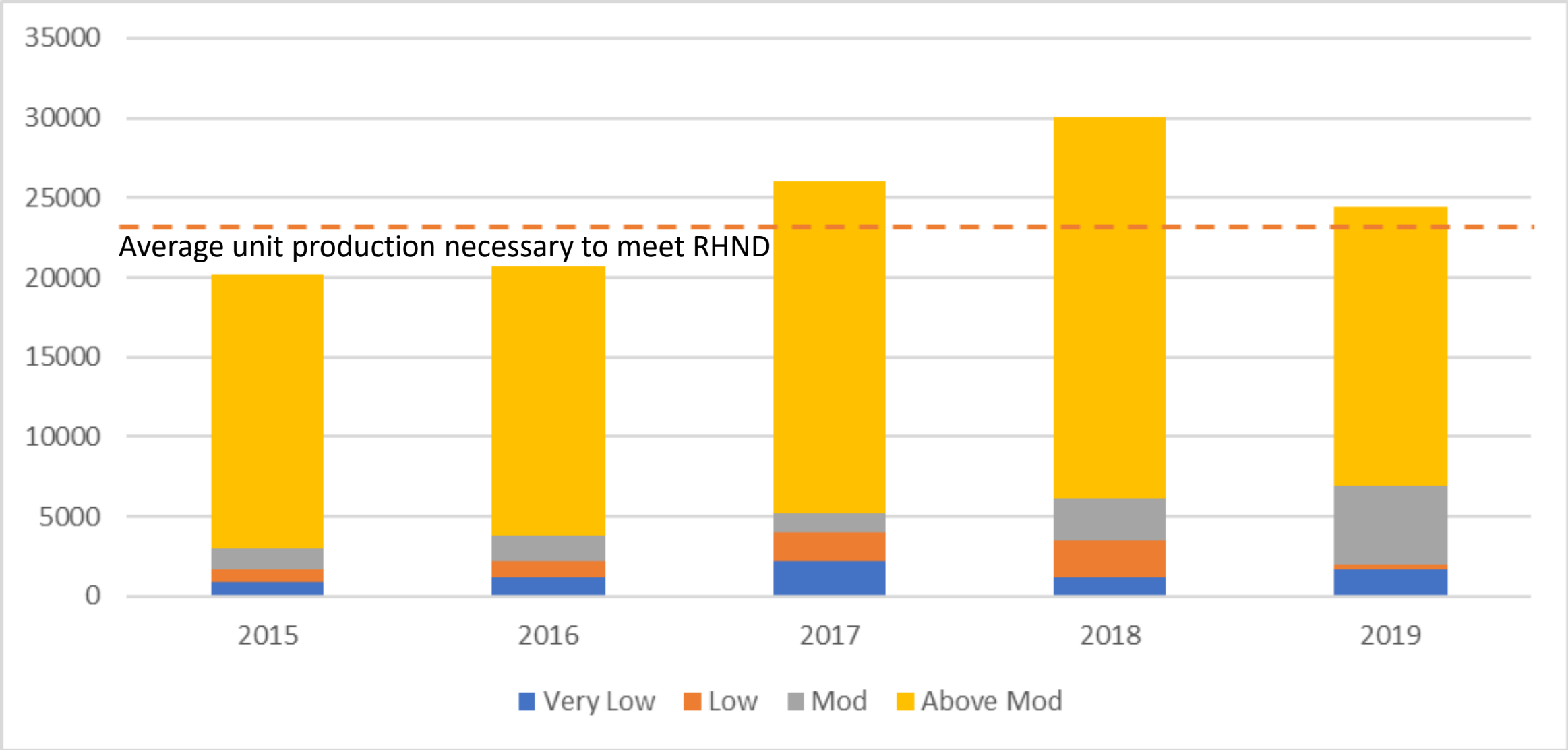
**Policy Analysis and Program
Development**

Five years into the existing 8-year RHNA Cycle (2015-2023) the region is:

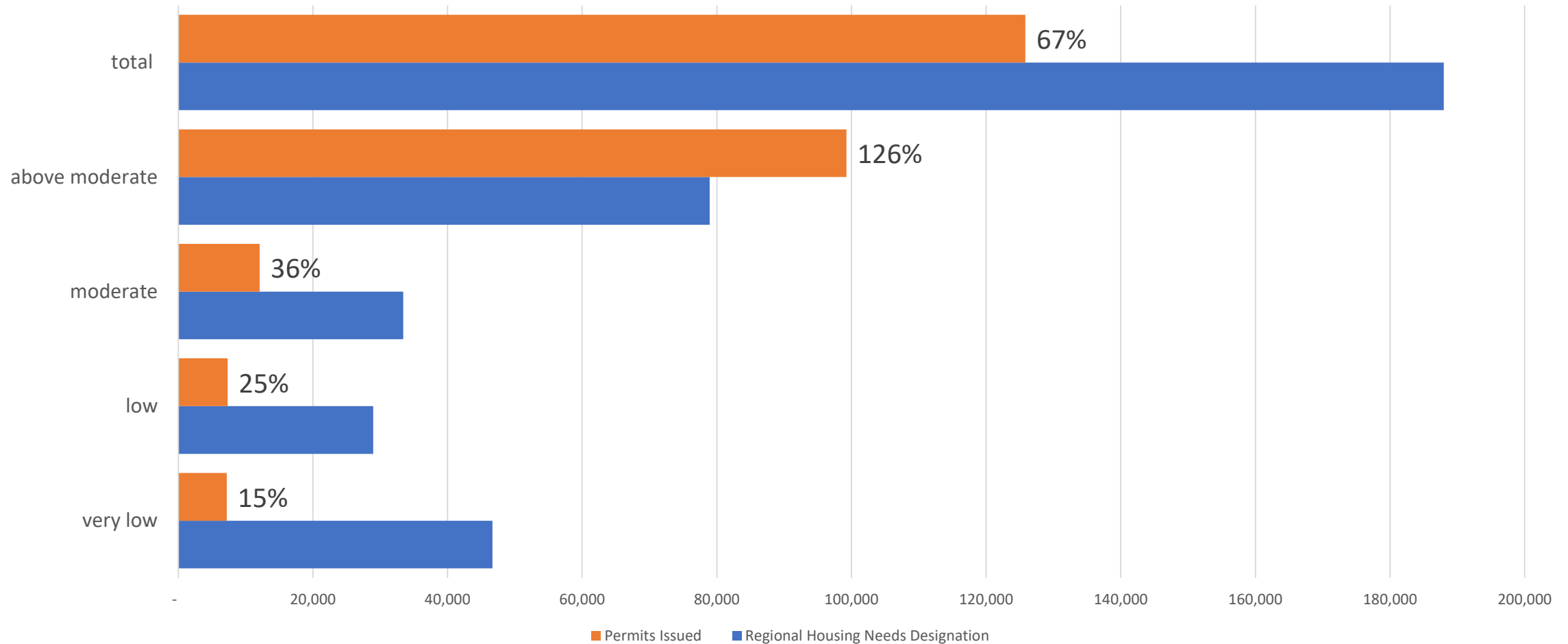
- On track to meet the overall RHND.
- Disproportionately building above moderate-income housing.
- Acutely behind on issuing permits for very low-, low-, and moderate-income units.



Total Housing Permits Issued in Bay Area 2015 - 2019

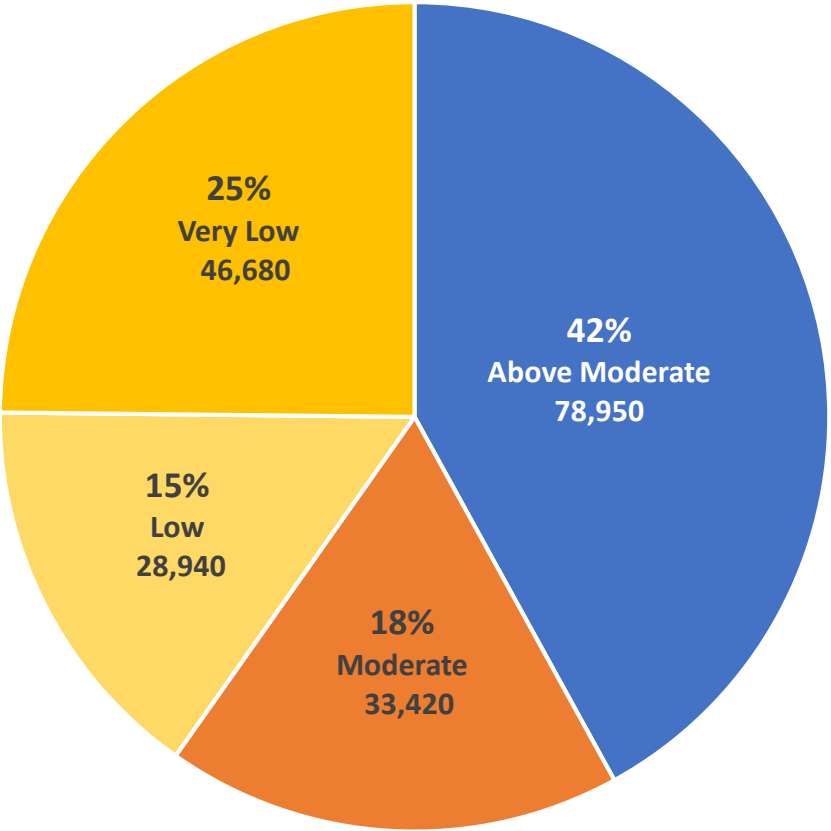


Permits Issued from 2015-2019 Relative to Regional Housing Needs Determination

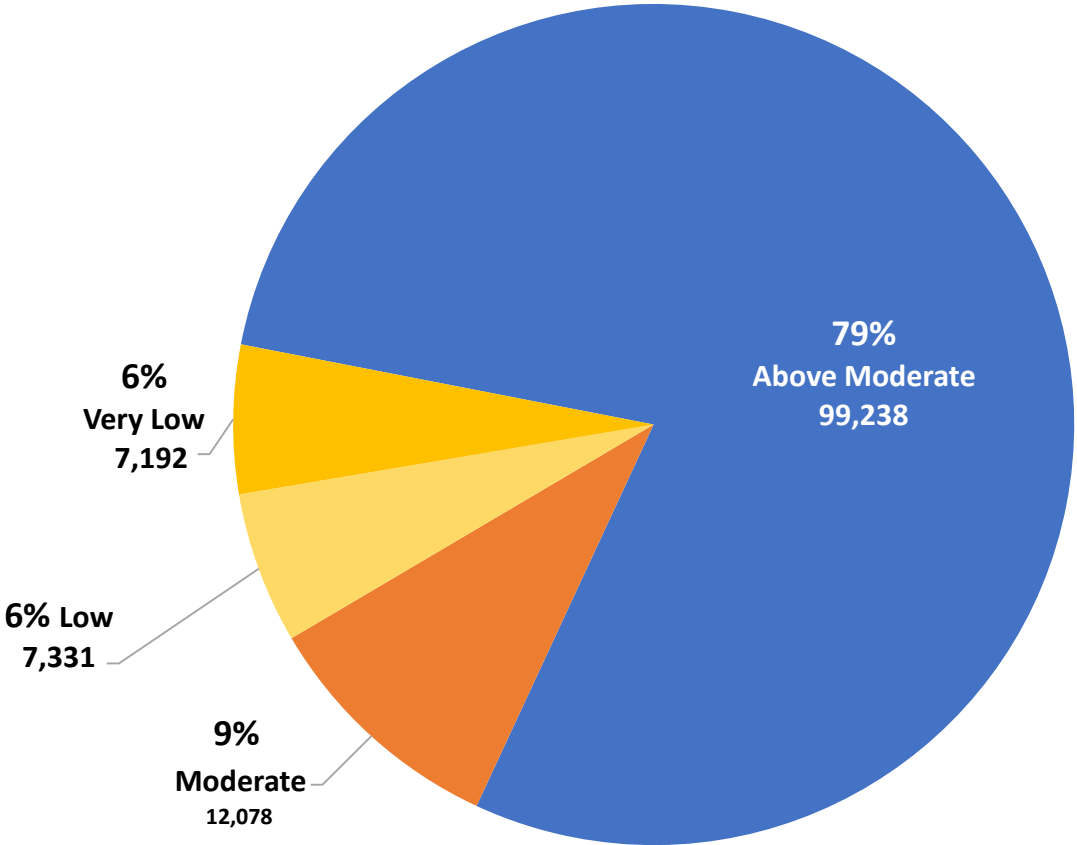


Disproportionate Growth Throughout the Region

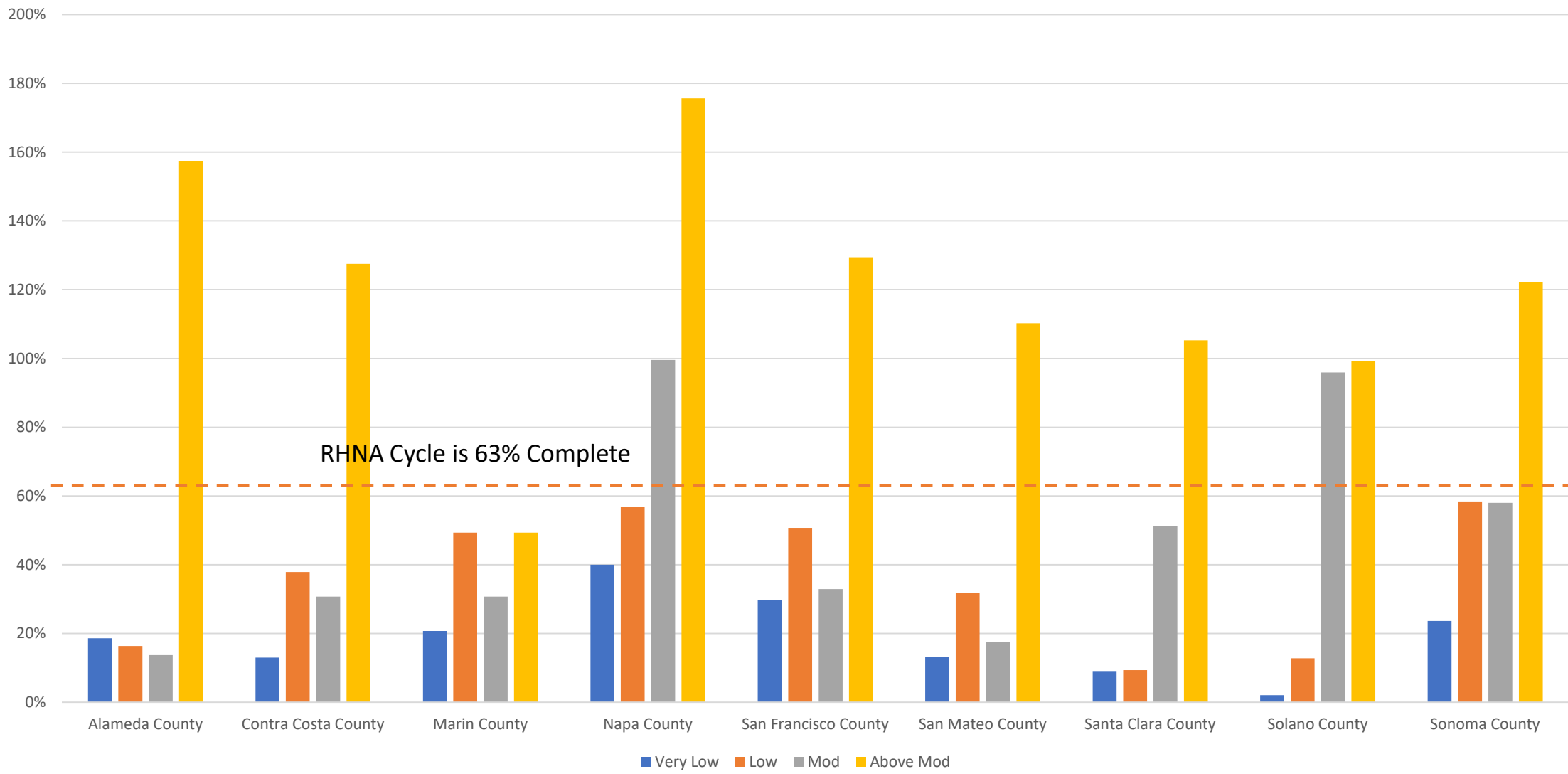
**Regional Housing Need Designation
2015-2023**



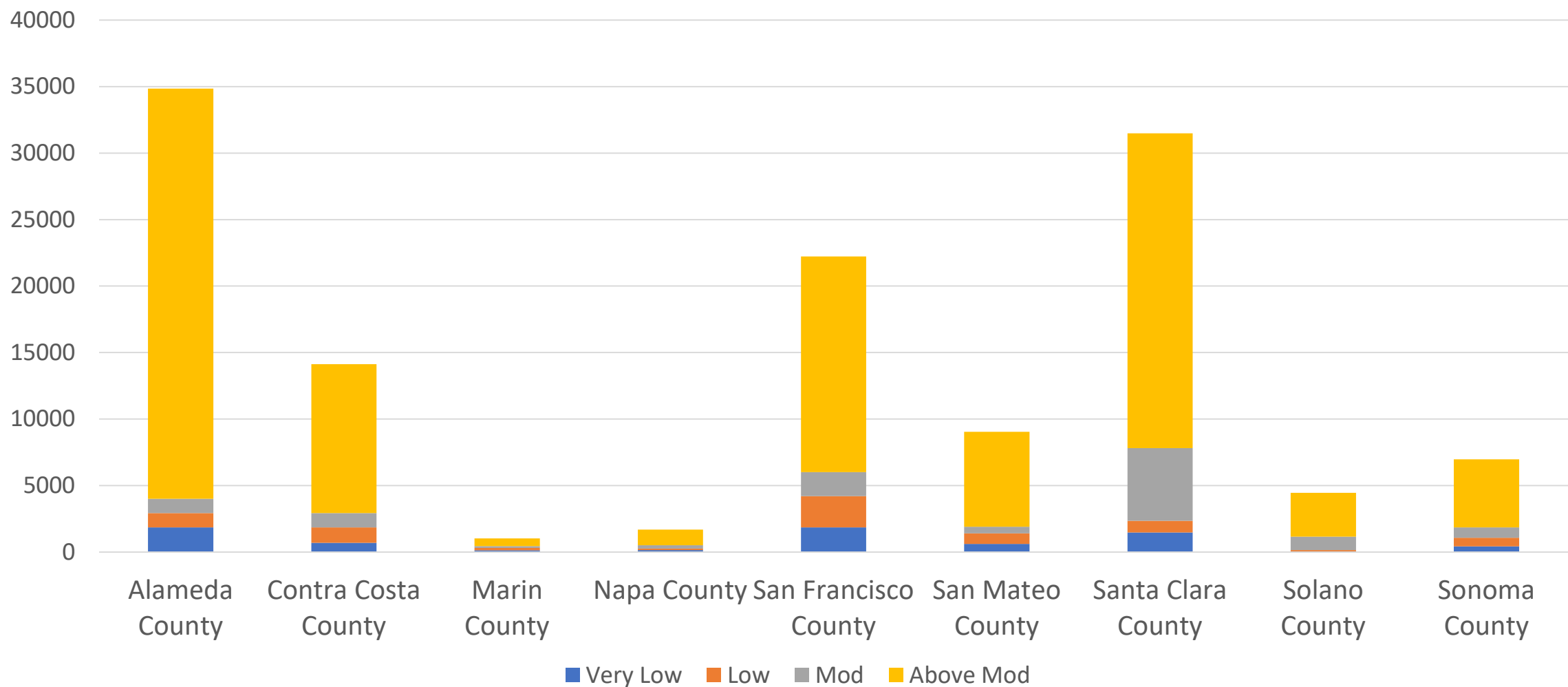
**Units Permitted
2015-2019**



Percent RHNA Permitted by County, by Income Level



Total Units Built 2015-2019 By County



Questions?

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achan@bayareametro.gov