

Association of Bay Area Governments

Executive Board

November 17, 2022

Agenda Item 6.g.

Consultant Services for Housing Policy Research and Technical Assistance

Subject:

Authorization to negotiate and enter into contract with Urban Planning Partners, Inc. (UPP) to provide housing policy research and technical assistance in an amount not to exceed \$500,000 through December 31, 2023

Background:

In August 2022, ABAG issued a Request for Proposals (RFP) seeking to retain a consultant to assist in gathering information about housing policy adoption by Bay Area local governments, establishing frameworks for identifying regional policy priorities and evaluating local housing policies, and developing technical assistance for local governments. In part, the work envisioned by this procurement will assist local governments with efforts to comply with the Metropolitan Transportation Commission's recently adopted Transit Oriented Communities (TOC) Policy. Firms on the 2021 Regional Planning Bench under Service Category 3. Housing Policy and Planning were invited to apply. The following five firms responded to the RFP and were interviewed over several dates in October 2022:

1. Baird + Driskell Community Planning
2. LeSar Development Consultants
3. M-Group
4. Raimi + Associates
5. Urban Planning Partners, Inc.

The interview panel consisted of MTC Principal Planner, Gillian Adams; MTC Principal Regional Housing Planner, Heather Peters; and MTC Senior Counsel, Andrea Visveshwara. The evaluation criteria were as follows:

1. Understanding and approach to completing the project (50%)
2. Qualifications and experience (30%)
3. Cost effectiveness (10%)
4. Presentation, as evidenced by written and oral communication skills (10%)

After thorough review of proposals and the interviews, the panel recommends UPP to serve as the principal consultant to assist ABAG with conducting housing policy research and analysis and developing technical assistance. UPP was selected based on the strength and breadth of the consultant team's qualifications and experience in the 3Ps of housing production, preservation, and protection and in working with a diverse array of jurisdictions; the collaborative approach to the iterative nature of the project; and the labor resources available to meet the schedule. UPP would have the following subcontractors: Strategic Economics; Kristen Hall City Design; Fehr &

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Peers; Diana Elrod Consulting; Street Level Advisors; Miller Planning Associates, LLC; Karen Chappel; Van Meters Williams Pollack; and Burke, Williams & Sorenson, LLP. UPP, Strategic Economics, and Kristen Hall City Design are small business and/or disadvantaged business enterprises.

The following table shows the proposers' average final score (rounded to the nearest tenth of a point) based on proposals and interviews:

	Total	Understanding and Approach	Qualifications and Experience	Cost Effectiveness	Presentation	SBE Program
Supplier	/ 110 pts	/ 50 pts	/ 30 pts	/ 10 pts	/ 10 pts	/ 10 pts
Urban Planning Partners, Inc.	104	46.7	30	8.3	9	10
Raimi + Associates	94.7	41.7	25.7	8.3	9	10
LeSar Development Consultants	88	37.7	26.7	6.3	7.3	10
Baird + Driskell	86	36.7	23.3	8.7	7.3	10
M-Group	80.7	39.3	25	8.7	7.7	0

Recommended Action:

The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission (MTC), or her designee, on behalf of the Association of Bay Area Governments, to negotiate and enter into a contract with Urban Planning Partners, Inc. in an amount not to exceed \$500,000 to assist with housing policy research and technical assistance through December 31, 2023.

Attachments:

- A. Summary Approval

Reviewed:



Therese W. McMillan