



BAHFA Business Plan – Draft Equity Framework

BAHFA Oversight & ABAG
Housing Committees

January 12, 2023



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Agenda

1. Equity Framework Purpose and Stakeholder Engagement Process
2. Draft Equity Objectives, Metrics, and Goals
3. Applying the Equity Framework
4. Next Steps



1. Equity Framework Purpose and Stakeholder Engagement Process

Purpose of the Equity Framework

The Equity Framework is the **foundation** of the BAHFA Business Plan.

- Articulates BAHFA's **commitment** to advancing equity
- Sets **objectives** for BAHFA's impact on equity through its programs, guided by overarching **goals**
- Defines **metrics** for measuring impact of programs
- Provides a regional framework for **Affirmatively Furthering Fair Housing**



Business Plan

Describes Funding Programs and revenue generation strategies designed to meet Equity Objectives

Stakeholder Engagement Process

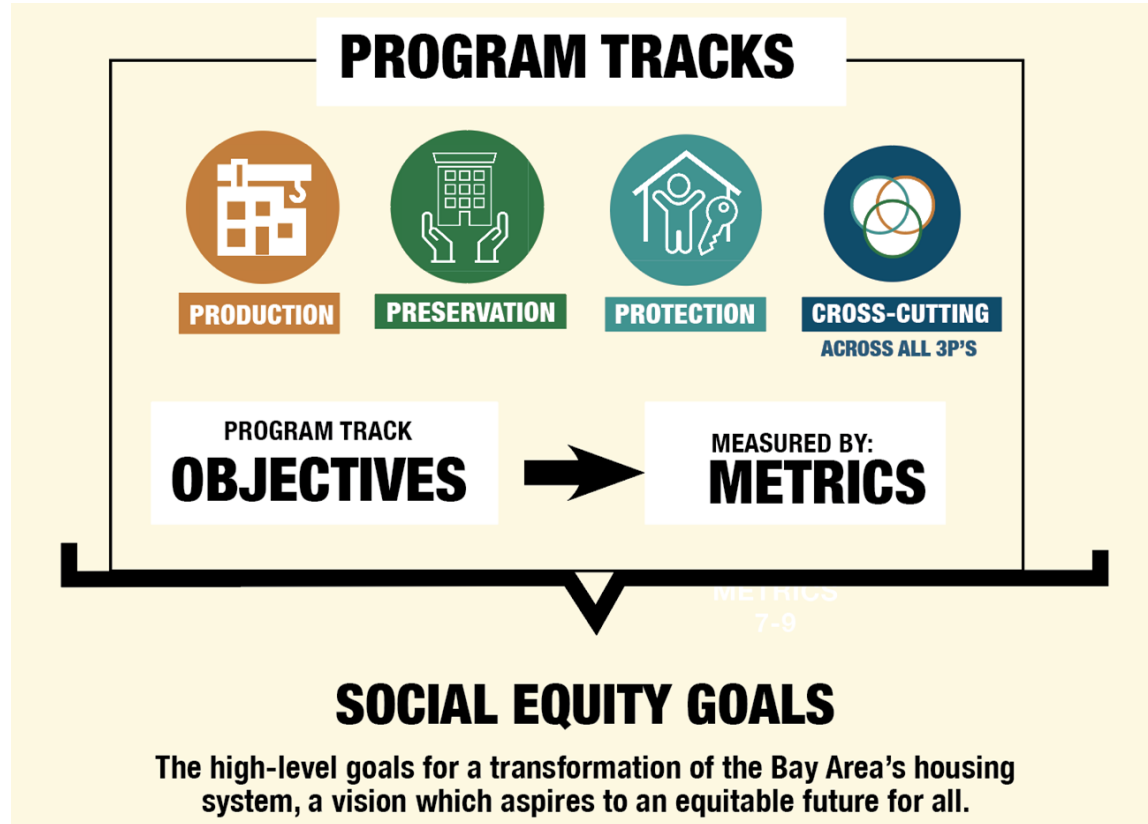
1. Review of regional plans, policies, and community proposals
2. Interviews with 20+ equity leaders (November 2021– March 2022)
3. Formation of 11-member Equity Working Group (March – May)
4. Meetings of Equity Working Group (May – December)
5. 3 Public Listening Sessions attended by 138 stakeholders (June)
6. Equity Working Group vote on Draft Equity Framework (November-December)

Stakeholder Engagement: Equity Working Group

- **Aboubacar "Asn" Ndiaye**, PowerSwitch Action*
- **Allie Cannington**, The Kelsey
- **Andy Madeira**, East Bay Local Asian Development Corporation
- **Anthony Carrasco**, UC Berkeley*
- **Debra Ballinger**, Monument Impact
- **Duane Bay**, East Palo Alto Community Alliance & Neighborhood Development Org.
- **Katie Lamont**, Tenderloin Neighborhood Development Corporation
- **Melissa Jones**, Bay Area Regional Health Inequities Initiative
- **Poncho Guevara**, Sacred Heart Community Service
- **Raquelle "Kelly" Myers**, National Indian Justice Center
- **Steve King**, Oakland Community Land Trust

** organizational affiliation listed for identification purposes only*

Equity Framework: Operationalizing





2. Equity Objectives, Metrics, and Goals



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Equity Objectives: Key Themes

- **Targeting resources toward residents most impacted by housing insecurity**
 - Populations (e.g. ELI households, unhoused residents)
 - Geographies (e.g. Equity Priority Communities, Transit Priority Areas)
- **Areas where BAHFA can serve as a regional leader**
 - Lifting up community priorities
 - Advancing local alignment with regional equity priorities
 - Commitment to ongoing, equitable engagement focused on impacted communities
- **“Both/And” Approaches**
 - Social mobility and community reinvestment
 - Achieving scale and supporting emerging developers
 - Individual and collective wealth building
 - Rental, homeownership, and community ownership

Equity Objectives: Production

1. Produce more affordable housing, especially for Extremely Low Income (ELI) households
2. Invest in historically disinvested areas
3. Create affordable housing opportunities in historically exclusionary areas
4. Create programs that address homelessness
5. Achieve regional climate and environmental justice goals

Equity Objectives: Preservation

1. Preserve expiring-use affordable housing to prevent displacement
2. Preserve existing unsubsidized housing and convert to permanently affordable housing
3. Target preservation investments for most impacted residents
4. Create opportunities for community-owned housing

Equity Objectives: Protection

1. Increase access to tenant services
2. Support tenant education and advocacy
3. Prioritize protections and investments in households and communities facing the greatest housing precarity
4. Ensure adequate funding for tenant protections
5. Elevate the urgency of tenant protections through regional leadership

Equity Objectives: Cross-Cutting

1. Support community-based and community-owned organizations and developers
2. Support individual and community wealth building
3. Serve as a regional leader on local equitable programs and practices
4. Commit to ongoing, meaningful, and equitable engagement
5. Secure more flexible and unrestricted funding
6. Target most flexible BAHFA funding to accelerate AFFH

Metrics

How BAHFA will **measure its progress and success** in achieving the Equity Objectives

- **Retrospective:** “Yardsticks” that BAHFA will use to track impact of programs over time
- **Prospective:** Guide for program development by illuminating how different program design options will potentially advance equity along these measures.

Types of Metrics

Program Activities

- Amount and percent of funding disbursed to each program type (across & within the 3 Ps)
- Types of organizations funded
 - BIPOC-led
 - Emerging developers
 - Community-based
 - Community-owned
- Types of development projects funded

Program Outcomes

- Types of development projects in pipeline
 - Affordability level
 - Location (by geographic typologies)
 - Units designed for specific populations
 - Units designed with specific features
 - Tenure type
 - Projects prioritized by impacted communities
- Resident characteristics upon occupancy

Goals: long-term vision for an equitable housing system

1. Choice and opportunity
2. Stable, affordable housing for all
3. Security, safety, and belonging
4. Neighborhood stabilization and cultural placekeeping
5. Community self-determination and participation
6. Repair
7. Environmental health and justice
8. Prevention

Applying the Equity Framework

- **Accountability and Implementation Strategies**
 - Data collection and reporting on program outcomes
 - Equity evaluation as part of program design for all future funding programs
 - Commitment to engage BAHFA Advisory Committee, stakeholders, & equity leaders
 - Periodic reevaluation of the Equity Framework
 - Coordination, evaluation and collaboration with local jurisdictions
- **Program Design and Prioritization Using the Equity Framework**
 - What is the process for determining priorities and program details essential to equity?
 - How will impacted communities be engaged in the process?
- **Addressing Barriers to Equity**
 - Need for legislative changes
 - Limits of GO Bond, importance of revenue source
 - Legal concerns about racial equity

See stakeholder recommendations documented in **“Opportunities & Challenges”** sections and **Stakeholder Engagement Report**

Equity Framework Next Steps

- **February - March:** Additional public workshop(s)
- **February – early April:** Incorporation of feedback from BAHFA/ABAG Committees and public workshop(s)
- **April:**
 - Equity Working Group review of Final Equity Framework
 - Present proposed Final Equity Framework to BAHFA Advisory Committee
- **May:** BAHFA Oversight & ABAG Housing Committees recommend Final Equity Framework to BAHFA Board & ABAG Exec Board for adoption

Thank You



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