

# Metropolitan Transportation Commission Workshop Day 1

April 26, 2023

Agenda Item 3a - 23-0642

## Update on Bay Area Housing Measure Preparations: Refresher, Timeline and Outreach Plan

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### Subject:

Information on the progress of preparations for a regional affordable housing general obligation bond measure in 2024, including timeline and outreach considerations.

### Background:

On June 16<sup>th</sup> and June 22<sup>nd</sup>, 2022, the ABAG Executive Board and the BAHFA Board, respectively, requested that the BAHFA Oversight Committee and ABAG Housing Committee (“Joint Housing Committees”) undertake preparatory work necessary to enable consideration of an affordable housing revenue measure in November 2024.

Over the course of the last ten months, the Joint Housing Committees have considered presentations from BAHFA staff regarding extensive public outreach conducted regarding a potential revenue measure, including:

- Townhall meetings; presentations before elected officials; discussions with public sector housing and planning staff in all nine counties; conference presentations; presentations to community organizations; and discussions with affordable housing developers, advocates, and service providers.

BAHFA staff also presented drafts of its Business Plan Equity Framework and Funding Programs to the Joint Housing Committees. These documents, which will guide revenue expenditures, will be presented for final approval to the BAHFA Board and ABAG Executive Board in May.

MTC and the BAHFA Board have also authorized programs and activities that have created the staffing infrastructure and administrative framework BAHFA can employ for implementation of regional bond funding, such as an affordable housing lending program using the state’s Regional Early Action Planning Grant of 2021 (“REAP 2.0”) funds.

**Housing Measure Update:**

To continue the BAHFA and ABAG Executive Boards' directive to prepare for a 2024 regional housing measure, BAHFA staff will seek Board member guidance on specific decision points beginning in June 2023, e.g., new construction investment priorities (equity objectives, affordability levels, operational sustainability requirements, etc.); how to program BAHFA's 18% of flexible funds; and goals for BAHFA's local jurisdiction incentive grant program.

**Issues:**

Additional polling is required to assess voter support for the regional housing measure as well as for a possible statewide constitutional amendment that could lower the voter approval threshold from 2/3rds to simple majority (or 55%) for general obligation affordable housing bonds in 2024.

**Recommended Action:**

Informational item.

**Attachments:**

- Presentation



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