

To: Commissioner Dave Cortese, Chair, Metropolitan Transportation Commission,

FROM: Commissioner Libby Schaaf, Mayor, City of Oakland

RE: Item 7d - Motion to revise project selection criteria and programming policy for the second round of the One Bay Area Grant Program (OBAG 2) to advance investment without displacement

Action: Incorporate the following revisions to Resolutions 4202, revised, and 4035, revised, to include housing anti-displacement policies into OBAG 2 project selection criteria and programming policy:

- **Direct County CMAs to adopt a specific scoring methodology for funding allocation that rewards jurisdictions with the most effective housing anti-displacement policies.**

OBAG 2 scoring criteria must provide sufficiently strong incentives for local jurisdictions to develop effective, locally appropriate policies against housing displacement. Instead of a regulatory approach, Reward, through scoring methodology, jurisdictions that implement the most effective anti-displacement policies, and ensure that jurisdictions retain the local control to choose the anti-displacement policies that are locally appropriate. This incentive policy is an inclusive approach that encourages jurisdictions without excluding any locality from accessing OBAG funds.

Program selection by the CMAs shall provide higher weighting and/or scores for applications from jurisdictions that have adopted housing anti-displacement policies, and potential anti-displacement scores shall be at least 10% of the overall OBAG 2 criteria.

Furthermore, given that anti-displacement policies range in their efficacy, scoring methodology for anti-displacement policy preference shall provide a range of scores that reward policies, or combination of policies, which are more effective at preventing displacement. These six (6) policy areas are generally considered to be most effective and should be given additional points: (1) rent stabilization, (2) just cause eviction protection, (3) condominium conversion ordinance, (4) mobile home preservation, (5) SRO preservation, and (6) local minimum wage above the state's minimum wage.

MTC and the CMAs will conduct an analysis of the impact of this incentive-based scoring methodology on OBAG 2 project selection and on local anti-displacement and affordable housing production policy development. Findings will be used to inform future planning and funding priorities.