



# Expanded Regional Housing Portfolio

ABAG Housing and BAHFA  
Oversight Committee Meeting

## Implementation Update

April 29, 2021

# Background & Context

- November 2020 regional housing revenue measure postponed due to COVID
- Pivot to expand existing housing portfolios of MTC and ABAG within resource-constrained environment. Leverage and build upon existing and emerging regional housing programs
  - e.g., *ABAG's Advancing California Finance Authority (ACFA)* and *Regional Housing Technical Assistance Program*
- Phased Approach
  - Phase 1: Research and Planning
  - Phase 2: Early-Stage Pilot Activities
  - Phase 3: Build Upon Early Successes and Achieve Scale

# Expanded Regional Housing Portfolio

## Guiding Principles



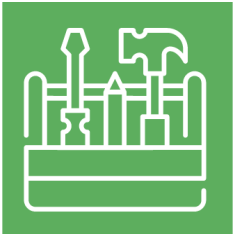
**Collaborative,  
Multi-agency Strategy**



**Equity-Focused  
Approach**



**Ensure Financial  
Sustainability**



**Advance the “3Ps”  
Framework**



**Multi-sector  
Partnerships**



**Achieve  
Scale**



**Embrace Innovation  
and Creativity**

# Business Plan RFP

**RFP seeks consultant team to develop a Business Plan for the Expanded Regional Housing Portfolio & BAHFA to tackle the Bay Area's housing crisis at scale and begin to deliver on bold regional housing outcomes.**

Specifically, the RPF seeks assistance to:

- Articulate and integrate a strategic, equity-focused framework and corresponding measurable outcomes
- Identify and design innovative funding and financing tools
- Design effective structure and operations for the Expanded Regional Housing Portfolio and BAHFA

**Full text of RFP available here:**

<https://mtc.bonfirehub.com/opportunities/38487>

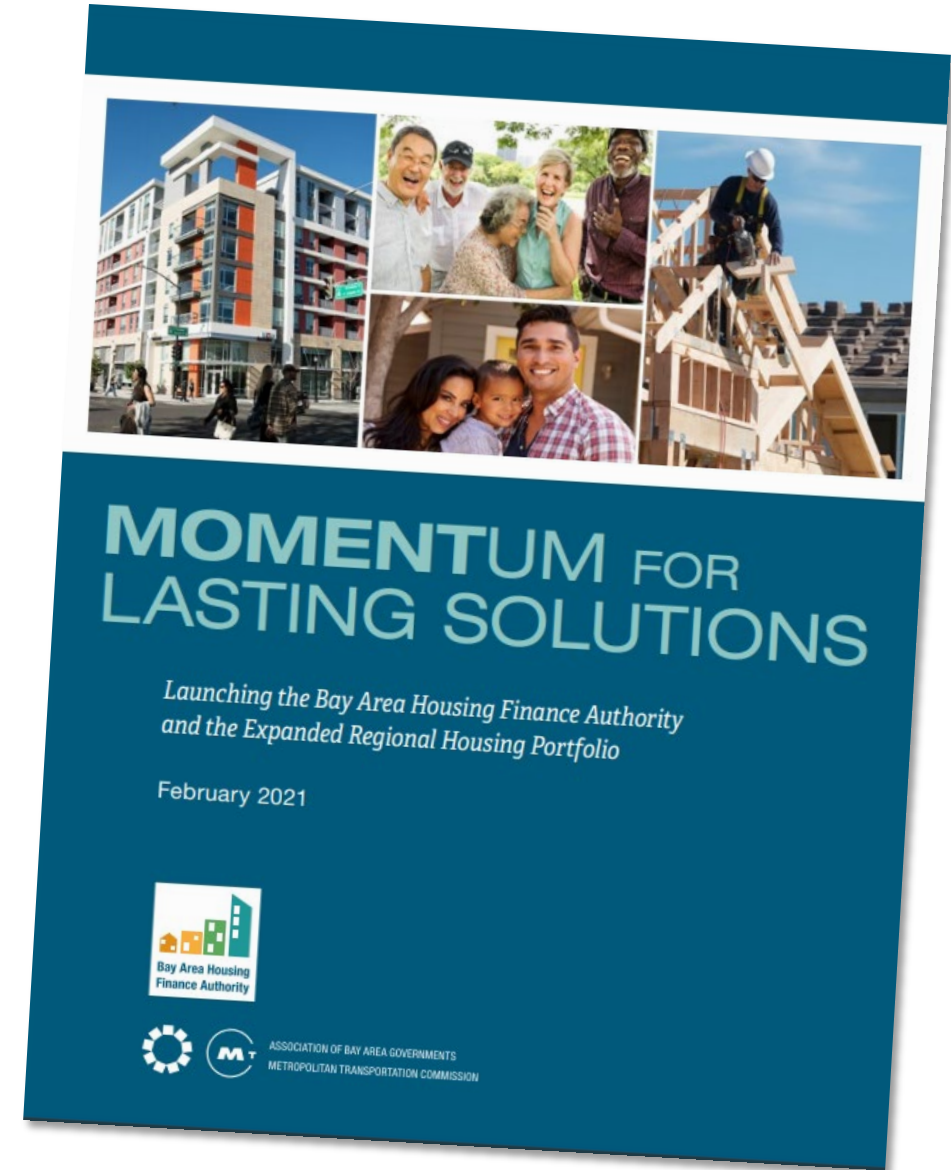
# Business Plan RFP: Tasks

1. **Project Kick-Off Meeting**
2. **Develop a Strategic, Equity-Focused Framework**
3. **Identify and Design the Funding Program**
  - Financing Analysis
  - Funding Program Recommendations
  - Funding Program Implementation Tools
  - Donations
  - Revenue Analysis
4. **Recommend a Design for the Structure and Operations of the Expanded Regional Housing Portfolio and BAHFA**
5. **Other Tasks (Optional) – TBD by Proposer**



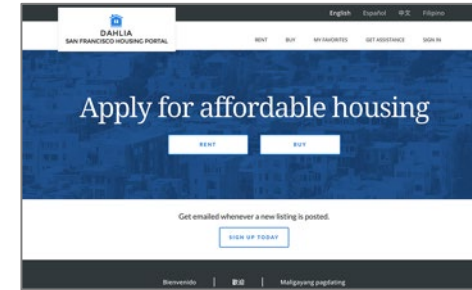
# Concept Paper

- Released in February
- Public-facing narrative to ensure stakeholders can track agency discussions and progress
- Seeks to inspire partnerships and investment to launch new activities



# 5 Pilot Programs

1. **Doorway:** Online platform to connect residents to affordable housing opportunities
2. **Affordable Housing Pipeline:** Database to track the production and preservation of affordable homes
3. **Preservation Strategy:** Financing and technical assistance to support and scale anti-displacement efforts
4. **Anti-Displacement Services Network:** Coordination and best practices for effective deployment of tenant protection services
5. **Homelessness Prevention System:** Integrated resources and services to keep people housed

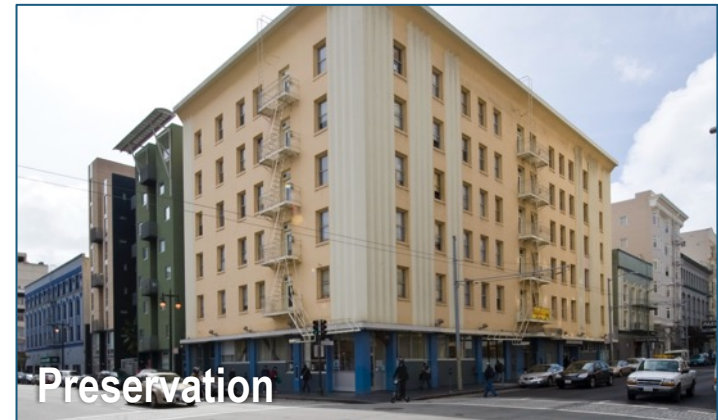


# Two-Step Funding Plan

## 1. Seek \$18.5 million one-time State budget appropriation:

- Fund 5 pilot projects across the 3Ps
- \$500k to augment Business Plan
- \$5M capital funding for regional preservation program

## 2. Seek additional funds through partnerships with philanthropic and corporate sectors



# State Budget Request

## UPDATES

- Asm. Chiu to champion Doorway & Pipeline pilots (~\$7 million)
- Bay Area Delegation letter of support for full \$18.5 million request
- Support of housing sector partners to build broad-based coalition

## NEXT STEPS

- Ongoing advocacy with Legislators
- Governor's May Revise Budget



# Pilot Development

## Bay Area Preservation Pilot (BAPP) Revisions

- Commission approved in February 2021
- Amendments designed to deploy funds more swiftly and effectively
- Changes included lowering leverage ratio from 5:1 to 3:1, and converting up to \$6 million as subsidy



## Homelessness Prevention

- Regional Impact Council drafts “Regional Action Plan”
- Design of three-county Homelessness Prevention System pilot, led by All Home

# Thank You.

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ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION