BAHFA Advisory Committee
Rental Assistance Pilot Program
BAHFA Oversight Committee | June 8, 2023

Bay Area Housing
Finance Authority

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METROPOLITAN TRANSPORTATION COMMISSION

Rental Assistance to Prevent Homelessness

The Need for Homelessness Prevention

- 36,800 Bay Area residents were unhoused in 2022
- **575,000 people are at risk** of homelessness

Focus on Older Adults

- **Seniors are the fastest growing homeless population** of any age group: 108% increase 2017-2020 in California
- Among older adults, the cause of homelessness is likely a **financial or health crisis**
- **Black older renters in California are most likely to be cost-burdened** (paying more than 30% of income) *and* severely cost-burdened (paying more than 50%)

Financial Assistance is a Proven Intervention to Stabilize Housing

- Homelessness prevention pilots with rental assistance underway in San Jose, San Francisco, Oakland
- CA Emergency Rental Assistance Program (ERAP)
- Guaranteed income pilots in nearly every Bay Area county and nationwide

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Resources and Legislative Mandate

Resources

- BAHFA has received $5M in MTC Exchange Funds for the purpose of establishing this rental assistance program.

- BAHFA anticipates directing additional funds as available to expand and continue the pilot.

AB 1487 Mandate

- **BAHFA's mandate includes tenant protections**, and rental assistance is an essential means of fulfilling this obligation.

- Under AB 1487, BAHFA can fund 48 months of rental assistance per household, with the option to continually renew assistance for low-income seniors.

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Pilot Program Goals

Program Goals

- Prevent new incidences of homelessness and improve long-term housing stability for extremely low- and low-income residents, with a focus on seniors;

- Prioritize efficiency to reduce administrative burden and barriers for participants;

- Learn from existing pilot programs; and

- Create a foundation for future BAHFA programs.

Learning from our Pilot

- Focus on senior population - few if any current Bay Area pilots focusing on this population
- Longer-term support - most current pilots are designed for 12-24 months

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Pilot Program Overview

Program Administration

- BAHFA will contract with an **experienced service provider** to administer the program through an open procurement.

- BAHFA will launch the program as soon as possible, with a funding commitment extending at least through June 2026.

- BAHFA will pursue all available funds with the goal of continuing the program.

Geographic Reach

- The procurement for a service provider will be open to the entire Bay Area region, with a preference for providers operating in more than one county.

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Draft Program Elements

- **Enrollment:** Equity-focused outreach and enrollment process, including verification of eligibility

- **Program Intervention:**

  - Monthly housing subsidy of $500-800 for up to 48 months, with the option of extension for eligible participants

  - Connections with support services, as needed and appropriate, for each participant

- **Evaluation:** Metrics created and reported to evaluate program impact and efficacy

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Draft Service Provider Selection Criteria

Minimum Experience:

- Designing and administering at least one rental assistance program;

- Administering direct social service programs within the 9-county region, with a preference for experience in homeless services and homelessness prevention programs and a presence in multiple counties;

- Serving older adults; diverse, hard-to-reach households; and high-need populations with a high level of cultural competency; and

- Strong working relationships with local government agencies and service providers in the region.

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Additional Service Provider Preferences

Matching Funds and Blending Programs

While not a requirement to apply for funds, BAHFA will give preference to service providers who:

1) Contribute additional funds or in-lieu services to increase program impact, and/or

2) Blend BAHFA funds with an existing or new rental assistance pilot to meaningfully expand or extend a new or ongoing program. For example:

   a. An existing 12-month senior rental assistance pilot expands its duration to 48 months using the same program administration.

   b. A new guaranteed income pilot planning to serve families with dependent children creates a second pilot tier for seniors using the same program administration.

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Thank you.