

Bay Area Housing Finance Authority Updates & Next Steps



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

**ABAG Housing and
BAHFA Oversight Committees**

November 13, 2024

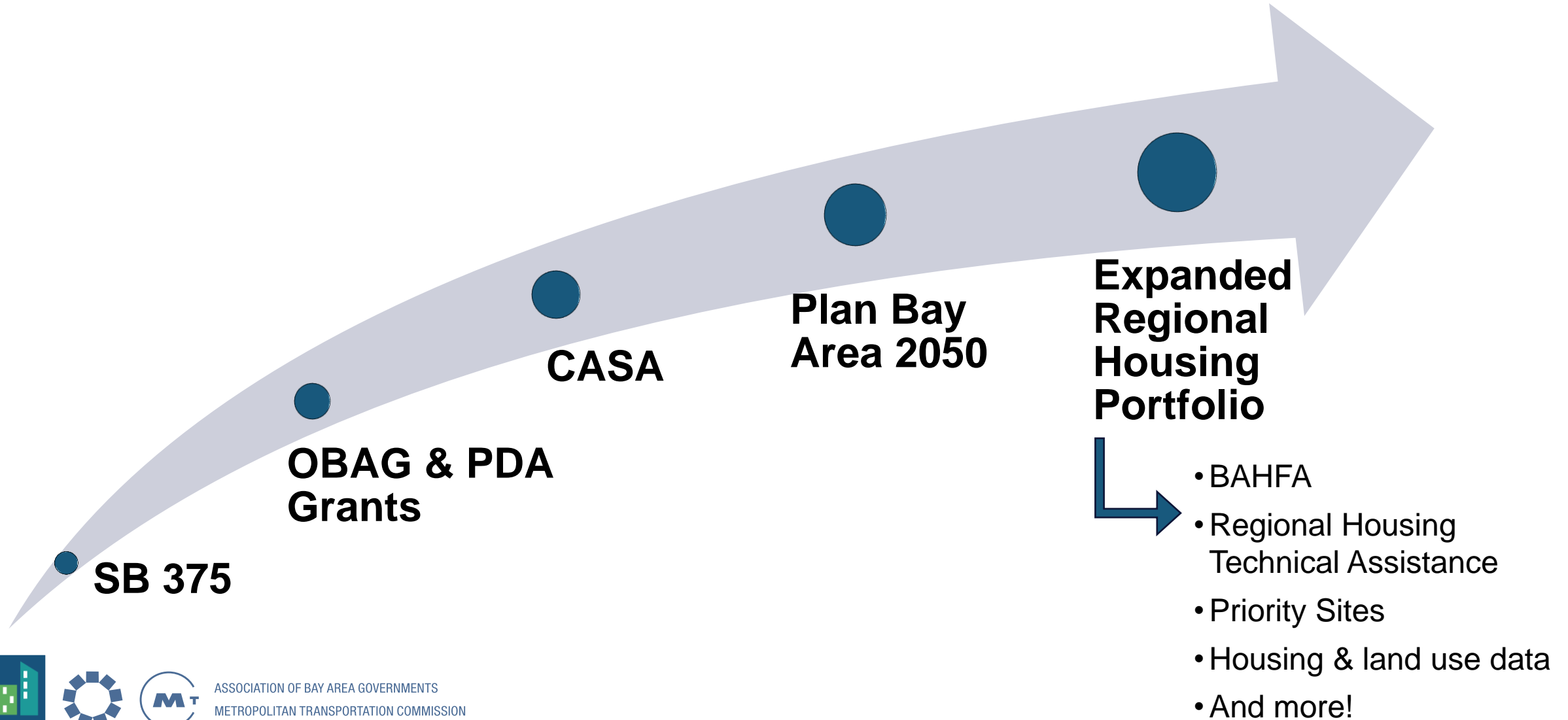
RM 4 & Post-Election Environment

- The region's affordable housing needs remain acute, despite setbacks.
- BAHFA's commitment to producing and preserving housing and protecting vulnerable residents is as strong as ever.
- Ongoing work, situated within MTC/ABAG's regional housing portfolio, is delivering now on BAHFA's mandate.
- Future revenue raising discussions, with lessons learned from RM4, will advance shortly as other events unfold, e.g., economic conditions and a regional transportation measure.



Putting the Regional Housing Portfolio in Context

The portfolio of housing and land use activities at MTC & ABAG have expanded during the last 15 years, especially the last 5



Housing & land use are integrated and integral parts of the regional long-range plan: Plan Bay Area 2050

Vision

Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** for all.



Maintain and Optimize the Existing System



Create Healthy and Safe Streets



Build a Next-Generation Transit Network



Protect and Preserve Affordable Housing



Spur Housing Production at All Income Levels



Create Inclusive Communities

Plan Bay Area 2050

35 Strategies Organized Into **11 Themes**



Improve Economic Mobility



Shift the Location of Jobs



Reduce Risks from Hazards



Expand Access to Parks and Open Space

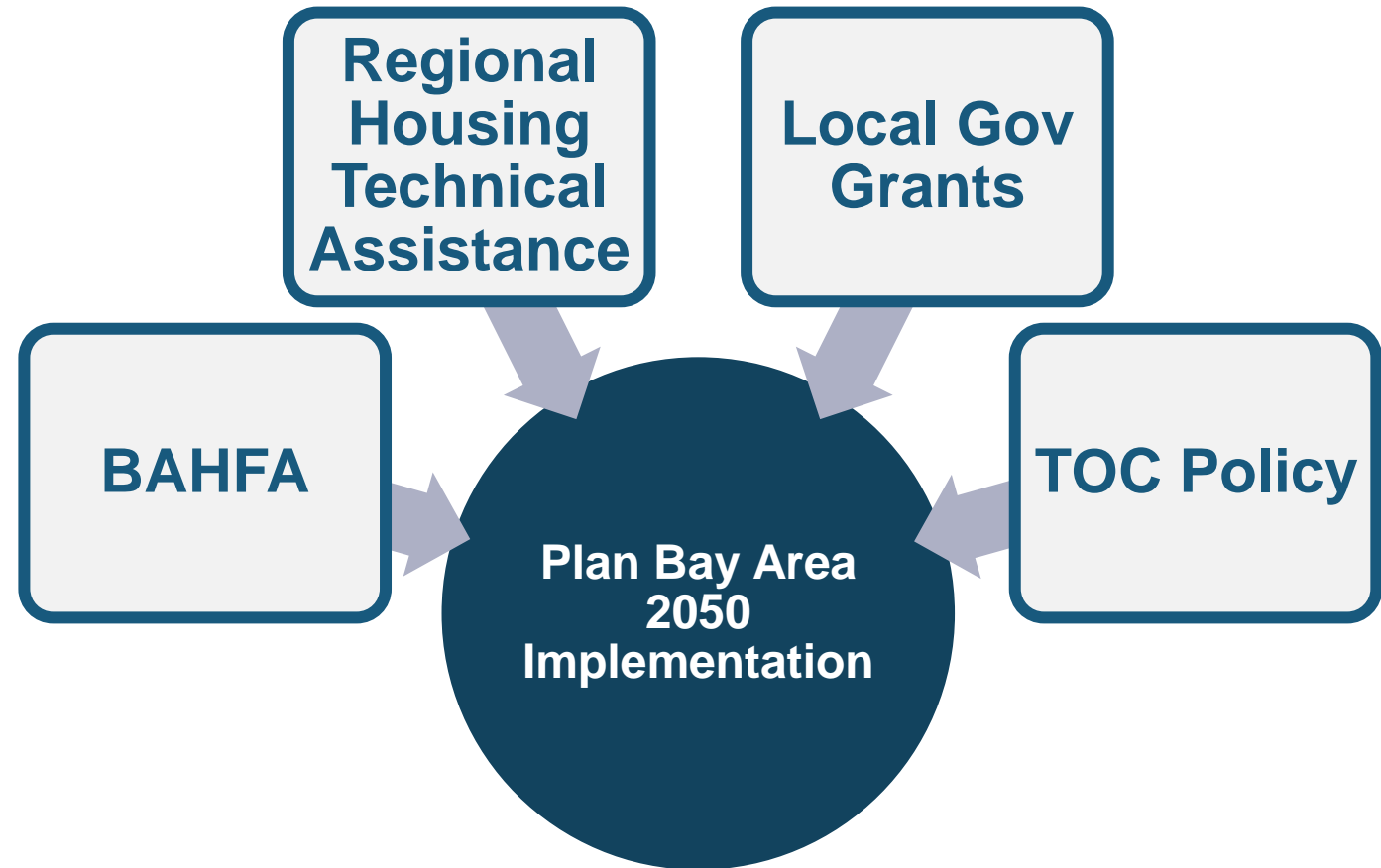


Reduce Climate Emissions

Implementation of Plan Bay Area guides regional program, policy, and investment strategies

MTC and ABAG have a **variety of implementation mechanisms** for Plan Bay Area 2050's Regional Growth Framework.

Goal: **complementary and mutually reinforcing** set of implementation mechanisms that advance Plan Bay Area 2050.



The regional housing portfolio is also guided by the “3 Ps”

Protection



Protect residents from displacement to stabilize families and communities.

Preservation



Preserve existing housing affordable to lower- and moderate-income residents.

Production



Produce new homes at all incomes, with emphasis on housing affordable to lower- and moderate-income residents.

Looking Ahead: Step 1

Implement the Existing Regional Housing Portfolio to:

- Deliver Tangible Results
- Demonstrate Proof of Concept

The Regional Housing Portfolio includes existing work plans that will deliver tangible results



Current MTC/ABAG/BAHFA programs and staffing are aligned and integrated:

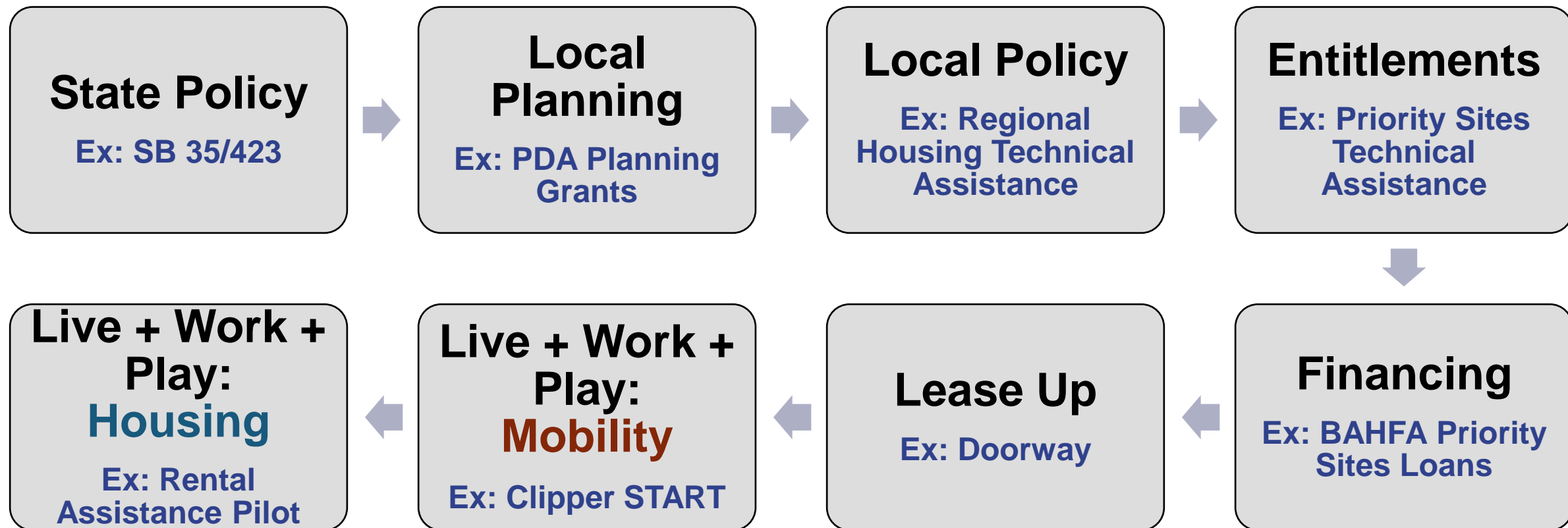
- **Priority Sites Loan Program**
 - 1,700 new units assisted in the near-term
- **Priority Sites Technical Assistance**
 - Pipeline development TA for 12,800 new homes
- **Preservation Pilot Program**
 - 2 buildings in contract; multiple more on deck pending receipt of additional HCD funds
- **Welfare Tax Exemption Preservation Program**
 - Ongoing: 800+ units assisted to date
- **Regional Housing Technical Assistance (RHTA)**
 - 5+ years of housing/land use TA to local governments
- **Priority Development Area Grants**
 - 15+ years of funding to unlock additional housing capacity

Additional BAHFA Pilot Programs will continue to have concrete impacts in the near-term



- **Doorway:** Online portal to find and apply for affordable housing. Launched summer 2023; lottery application coming soon.
- **Affordable Housing Pipeline:** Two studies completed – 40,000 homes in predevelopment identified. Third study underway.
- **Rental Assistance to Prevent Homelessness:** \$5 million program for extremely rent-burdened seniors in Napa County. Typical rent burden of first client cohort: 70-100%.
- **Bay Area Eviction and Legal Services Study:** Collecting data on rates, causes, and consequences of evictions and the availability of legal services. Findings in 2025.
- **SB 35 Tribal Notification Toolkit:** To assist developers and local government staff, with goal of protecting Tribes' autonomy and cultural resources while streamlining new homes.

Putting It All Together: Partnering with the State and Local Governments to Create Complete Communities



Putting It All Together: Delivering Housing Outcomes for the Bay Area



Planning

~200,000 housing units
of increased zoned capacity

~170,000 new homes
in the pipeline via *Priority Sites Program* across all 9 counties

**726 staff from
100 cities/counties**
registered for one+ of 30 interactive training webinars

**Agency staff created
300+ templates,**
sample ordinances, memos, and other T.A. documents for local staff

RHTA granted \$11 million
to all 109 jurisdictions

86% of jurisdictions
with compliant Housing Elements



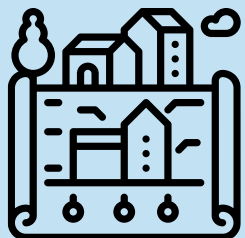
Finance & Funding

1,700 affordable homes
financed in near-term

~12,800 new homes
in early predevelopment stages supported with technical assistance

800 homes preserved
as affordable to lower-income households

\$6.6 million to prevent homelessness
for seniors



Coming Soon!

~\$10 million in grants
to local governments for housing policy and zoning updates

Doorway: seamless search and application for affordable homes

Looking Ahead: Step 2

- Strategically Expand Housing Activities *and*
- Evaluate Opportunities for the Next Revenue Measure

BAHFA, MTC, and ABAG will explore strategic expansion of housing activities to enhance near-term impact

- **Middle-Income Acquisition Program:** Working with mission-driven developers and in collaboration with cities, BAHFA can extend the reach of its Welfare Tax Exemption Preservation Program to more moderate-income households by serving as building owner.
- **Grant & Philanthropic Funding:** MTC and BAHFA secured a \$5M HUD PRO-Housing Grant in 2024 to assist two mixed-use TOD developments. Staff are in pursuit of additional funding opportunities.
- **Regional Convenings:** BAHFA and MTC staff brought regional housing staff together regularly to collaborate on RM 4 – a first for the region. Additional convenings are planned to continue collaborative regional relationships.
- **Further Integration into MTC/ABAG's Broader Programs:** Integration of BAHFA staff's 3Ps housing expertise across MTC/ABAG programs will help achieve Plan Bay Area 2050's vision: a more affordable, connected, diverse, healthy and vibrant Bay Area.

A decision on when and how to advance a future regional housing revenue measure must weigh a variety of factors

Multiple Considerations:

- Prop 5's defeat and 2/3 supermajority required for bond approval
- Federal housing policies with new administration
- Economic climate
- Transportation revenue measure – mechanism and application
- County and local measures – housing and transportation
- Voter sentiment



Given uncertainties, discussion of pathways for a future housing revenue measure will be most productive next year

- **Staff will return in early 2025** to initiate detailed discussions of the timing and form of a future housing revenue measure, as well as the conditions that are necessary for success.
- **Staff will begin stakeholder outreach** to gather input, evaluate new information as it becomes available, and begin to connect discussions about regional housing and transportation measures, returning to BAHFA Committees and Boards for further consideration.

Thank you.



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