

ABAG Report to MCCMC¹

June 2023

EXECUTIVE SUMMARY:

- 1) **ABAG General Assembly and Business Meeting:** The ABAG General Assembly met on Friday, June 16, 2023 from 10:00 to 3:00 pm at the Bay Area Metro Center and voted to approve the 2023-2024 Budget and Work Program. I want to thank the Marin ABAG delegates who participated in the meeting.
 - 2) **BAHFA Rental Assistance Pilot Program:** On June 8, the ABAG Housing Committee and the Bay Area Housing Finance Authority Oversight Committee jointly approved a recommendation to the BAHFA Board to adopt a BAHFA Rental Assistance Pilot Program and approve the acceptance of \$5 million in MTC Exchange Funds to create BAHFA Rental Assistance Pilot Program. This recommendation will be discussed on June 28, 2023 at the BAHFA Board.
 - 3) **Assembly Bill 1657 (Wicks): Statewide Housing Bond:** Both ABAG and MTC have taken a support position on AB 1657 which would place a \$10 billion GO bond on the March 2024 statewide ballot to fund the state's core rental and ownership programs. Specifically, the measure would designate \$7 billion of the \$10 billion to build apartments affordable to households earning 80% or less of the area median income (AMI) through the Multifamily Housing Program.
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1. ABAG General Assembly and Business Meeting:

The ABAG General Assembly met on Friday, June 16, 2023 from 10:00 to 3:00 pm at the Bay Area Metro Center and voted to approve the 2023-2024 Budget and Work Program. I want to thank the Marin ABAG delegates who participated in the meeting. The General Assembly did vote to approve the budget and work program for 2023-2024.

The Conference started with a keynote presentation by **Tracy Hadden Loh**, a Fellow at the Brookings Institution's Center for Transformative Placemaking, who highlighted the power of place and the importance of regional alignment in an uncertain world still recovering from the COVID pandemic. Dr. Loh's work focuses on the intersection of commercial real estate, infrastructure, racial equity and governance. She recently co-authored the Brookings Institution's report entitled "Breaking the 'urban doom loop': The future of downtowns is shared prosperity." After the presentation, **President Arreguín** and Bay Area Council President and CEO **Jim Wunderman** joined Dr. Loh in a discussion of the state of the regional economy. This was followed with a Case Studies panel -- **Chris Rico**, President and CEO of the Solano County Economic Development Council; **Diane Burgis**, Supervisor, County of Contra Costa; **Lily Mei**, Mayor, City of Fremont; and **Todd Pray**, Ph.D., Chief Strategic Partnerships Officer at Lawrence Berkeley National Laboratory who shared lessons from various Bay Area economic development programs and projects. To view the video of both the General Assembly and the ABAG Conference click here: [ABAG General Assembly on 2023-06-16 10:00 AM - Business Meeting \(granicus.com\)](https://www.granicus.com/ViewVideo.php?id=1000000). The ABAG Assembly Conference starts at: 3:17:27

2. BAHFA RENTAL ASSISTANCE PILOT PROGRAM:

On June 8, the ABAG Housing Committee and the Bay Area Housing Finance Authority Oversight Committee discussed and jointly approved a recommendation to the BAHFA Board to adopt a BAHFA Rental Assistance Pilot Program and approve the acceptance of \$5 million in MTC Exchange Funds to create BAHFA Rental

¹ Marin County Council of Mayors and Councilmembers (MCCMC)

Assistance Pilot Program. We recommended that the pilot be done in other jurisdictions rather than just in San Francisco; and, suggested that North Bay be an additional region considered. I supported adding North Bay since Marin County has the most seniors and low income seniors than any other county in the SF Bay Area.

The housing stability of low-income renters in the Bay Area, particularly seniors, emerged as an urgent concern. In 2019, an estimated 575,000 people were at risk of homelessness in the region, and at least 36,800 people were homeless. The rise in homelessness is highest among seniors. Between 2017 and 2020, there was a 108% increase in seniors 65+ experiencing homelessness in CA, compared with a 61% increase across other age groups. People over 75 in particular face an increased risk of homelessness due to depleted savings, loss of a spouse, and declining health. Housing insecurity in the Bay Area is also infused with racial equity concerns: Black older renters are most likely to be cost-burdened (paying more than 30% of their income on rent) and severely cost-burdened (paying more than 50%), and Black people are more likely to experience homelessness in the Bay Area than any other racial group.

If approved, BAHFA will launch the program as soon as possible and will fund the program until at least June 2026. Pending a successful 2024 housing revenue measure, the program may be continued and expanded with additional funds. With respect to the initial phase of this Program, BAHFA intends to:

- Do an equity-focused outreach and recruitment process to enroll eligible participants in the program, with continual recruitment of new participants if possible, pending program exits;
- Provide a monthly housing subsidy of \$500-8005 for up to 48 months, with the opportunity to renew for additional 48-month cycles for people over 62 years of age;
- Prioritize a service provider partnership that can provide connections to support services as appropriate for each participant, including but not limited to enrollment in other eligible benefits, housing programs, and case management; and
- Evaluation to refine the program model and measure program impact.

3. ASSEMBLY BILL 1657 (WICKS): STATEWIDE HOUSING BOND:

Both ABAG and MTC have taken a support position on AB 1657 which would place a \$10 billion GO bond on the March 2024 statewide ballot to fund the state's core rental and ownership programs. Specifically, the measure would designate \$7 billion of the \$10 billion to build apartments affordable to households earning 80% or less of the area median income (AMI) through the Multifamily Housing Program. Of this, \$1.75 billion would be set aside for supportive housing for people living with disabilities and at least 10% of the other apartments would be reserved for extremely low-income households (30% AMI or less). Additionally, \$1.5 billion would be allocated to rehabilitate or preserve the affordability of existing deed-restricted and market rate apartments. Homeownership production and first-time buyers would receive \$1 billion through CalHome and the California Housing Finance Agency's down payment assistance program. The remaining \$500 million would build rental and ownership homes for farmworkers and members of Tribes.

Historically, GO bonds have been the state's primary funding source for the production and preservation of deed-restricted apartments and single-family homes. Voters last approved a state housing bond in 2018, Proposition 1 which provided \$4 billion for affordable housing. Those funds will be fully allocated by the end of 2023. Lawmakers have also appropriated General Fund revenue for housing production in recent years. However, the state's projected \$31.5 billion deficit makes significant additional General Fund commitments to housing unlikely in the near future.

UPCOMING MEETINGS²

- **June 28, 2023 --**
 - MTC Commission, 9:35 am**
 - Bay Area Housing Finance Authority, 9:40 am**
 - Bay Area Toll Authority, 9:45 am**
 - Bay Area Infrastructure Financing Authority, 9:50 am**
 - Service Authority for Freeways and Expressways, 9:55 am**
 - Bay Area Headquarters Authority, 10:00 am**
- **June 29, 2023 --**
 - Bay Area Housing Finance Authority, 3:00 pm**
- **July 14, 2023 --**
 - ABAG Housing Committee, 12:00 pm**
- **July 20, 2023 --**
 - ABAG Finance Committee, 5:00 pm**
 - ABAG ACFA Governing Board, 5:05 pm**
 - ABAG Executive Board, 5:10 pm**
- **July 21, 2023**
 - Bay Area Regional Collaborative, 10:00 am**
- **July 26, 2023**
 - Metropolitan Transportation Authority, 9:35 pm**
 - Bay Area Housing Finance Authority, 9:40 am**
 - Bay Toll Authority, 9:45 am**
 - Bay Area Infrastructure Financing Authority, 9:50 am**
 - Bay Area Headquarters Authority, 9:55 pm**
 - Policy Advisory Council, 10:00 am**

² All meetings are 'hybrid' which means that some Board/Committee members will be in person at 375 Beale Street, SF; and, others will be participating via Zoom, webcast and/or teleconference, as noted otherwise. <https://mtc.legistar.com/> If you have questions, contact Pat Eklund, Councilmember, City of Novato at 415-883-9116 or via email at: pateklund@comcast.net.