

# Regional Impact Council Steering Committee

June 24, 2023 | 2pm

Hybrid





# Meeting Objectives and Outcomes



## PURPOSE

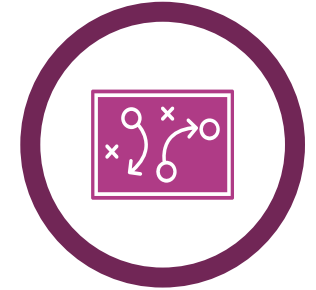
Align on studies identified in previous meeting with goals and opportunities to advance the regional plans and to introduce the measure with additional steps going forward

Introduction to the 2024 Regional Bond Measure and how the RIC can support the regional measure



## OUTCOMES

1. **Learn** about the potential and scale of the BAHFA Regional Housing Bond, relationship to the statewide constitutional amendment and RIC role
2. **Build an understanding** of the impact of the regional housing bond, questions, concerns and support



## PROCESS

Presentations by BAHA and BAHFA staff with time for discussion and questions

A hand holding a blue pen is writing on a whiteboard. The whiteboard is covered with several colorful sticky notes (yellow, pink, green). The hand is wearing a black watch and a patterned sleeve. The word "Agenda" is overlaid in white text on the left side of the image.

# Agenda

- |  |             |
|--|-------------|
| <b>1.</b> Welcome & Community Building   | 2:00 - 2:20 |
| <b>2.</b> Introduction to 2024 Regional Housing Bond Measure   Why it's important, what it entails and how we can get involved | 2:25 - 3:10 |
| <b>3.</b> SF HSH <i>Home by the Bay</i> Strategic Plan Overview  | 3:10 - 3:25 |
| <b>4.</b> Close and next steps   | 3:25 - 3:30 |

# March Meeting Recap

## Our Commitments

Advocacy for HHAP bill: **AB 799** Homelessness Reduction and Accountability Act of 2023

Advocacy for economic security bill: **AB 441**  
Advance Monthly Payments of State Tax Credits

Support **interim housing** solutions in your jurisdiction

## Our Actions

**AB 799** was voted out of Assembly Appropriations committee and is headed to the Assembly floor this week or early next week.

**AB 441** was heard in committee in mid-April; Steering Committee member Ashley Banta was a lead witness in support of the bill.

Unfortunately, we faced increasing pressure from the Franchise Tax Board, and Assemblymember Haney pulled the bill from committee, making it a 2-year bill. We will continue to engage with the other co-sponsors as we look toward next year.

We have socialized the **7 principles for interim housing** highlighting the need for:

- More education of what interim housing is
- Better data collection practices to demonstrate impact
- More support for interim housing projects

# Today's Meeting | Discussion and Question

1. Click on the link in the chat

[https://jamboard.google.com/d/1HYXwOh5j2CFCYQgTPYmZlXqihF9GgTZM16\\_-kiMC3ow/viewer](https://jamboard.google.com/d/1HYXwOh5j2CFCYQgTPYmZlXqihF9GgTZM16_-kiMC3ow/viewer)

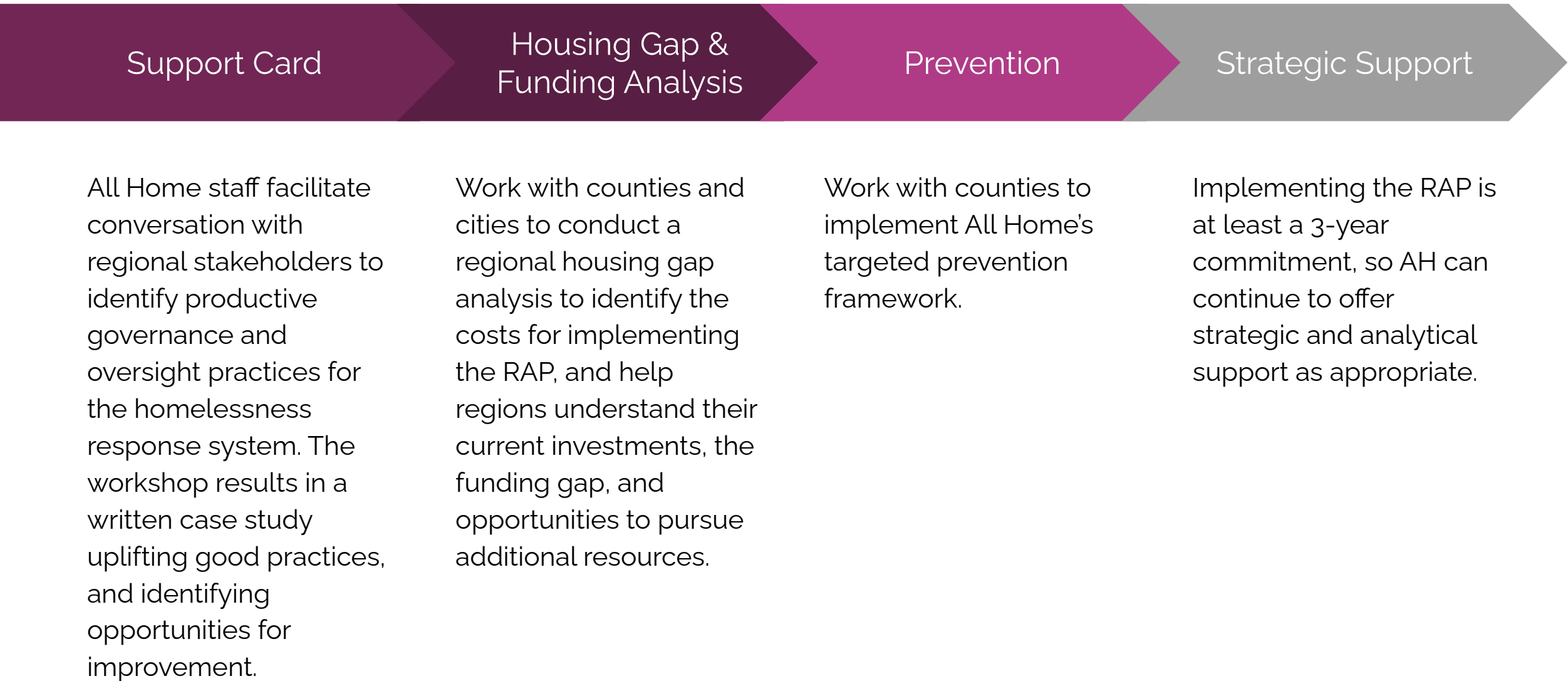
2. To add a sticky note click on the sticky note on the left hand side
3. Write your question, comment, thoughts
4. Keeping adding throughout the discussion

5/24 Steering Committee Meeting

Please share your questions, comments, thoughts on today's meeting topics

**Test**

# All Home's role in advancing the 1-2-4 framework







# Bay Area Housing Finance Authority (BAHFA)

## Regional Impact Council | May 24, 2023



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION



# A Regional Problem to Solve Together



At least **36,810 people experiencing homelessness** in 2022 in the region and as of 2019, **575,000 were at risk** of homelessness



The Bay Area has consistently fallen short of its housing targets: Between 2015-2020, **the region built only 25%** of the homes needed



Regionwide, we need to build **180,334 more affordable homes** to meet the number of homes required under the 2023-2031 Regional Housing Needs Allocation (RHNA)



Significant funding is needed: As of 2023, there are 32,944 affordable homes in predevelopment that **require financing**



# BAHFA is a Key Part of the Solution

**Our Mandate:** BAHFA was created by state legislation in 2019 to address systemic challenges in affordable housing and housing stability across the 3Ps – **Production, Preservation, and Protections**

- BAHFA can **raise revenue for housing** through ballot measures such as general obligation bonds
- BAHFA works in **collaboration** with Bay Area cities and counties and 80% of bond revenue generated returns to the county of origin.

**Governance:** The ABAG and BAHFA boards work together: MTC Commissioners comprise the BAHFA Board, and a nine-member Advisory Committee, all with 3P experience, provides program guidance

# Funding at Scale: A Regional Funding Measure



# Potential 2024 Measures

1

An advocate-led **statewide constitutional amendment** to enable affordable housing general obligation bonds be approved by a majority of voters instead of the current two thirds requirement

This also would allow bond proceeds to be used to protect tenants at affordable housing sites through rental assistance reserves, tenant services, and more.

2

A **BAHFA General Obligation Bond** to raise **\$10-\$20 billion** – which could provide between 35,000 and 80,000 new homes across the nine-county region.

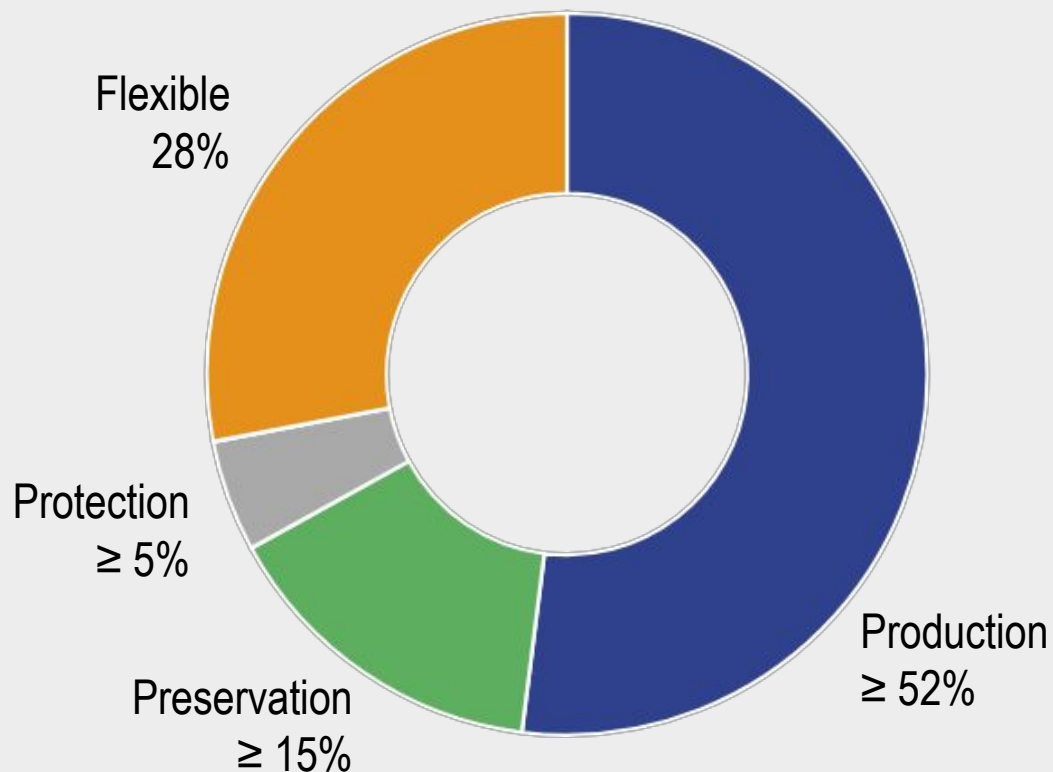


# Significant funding to every community

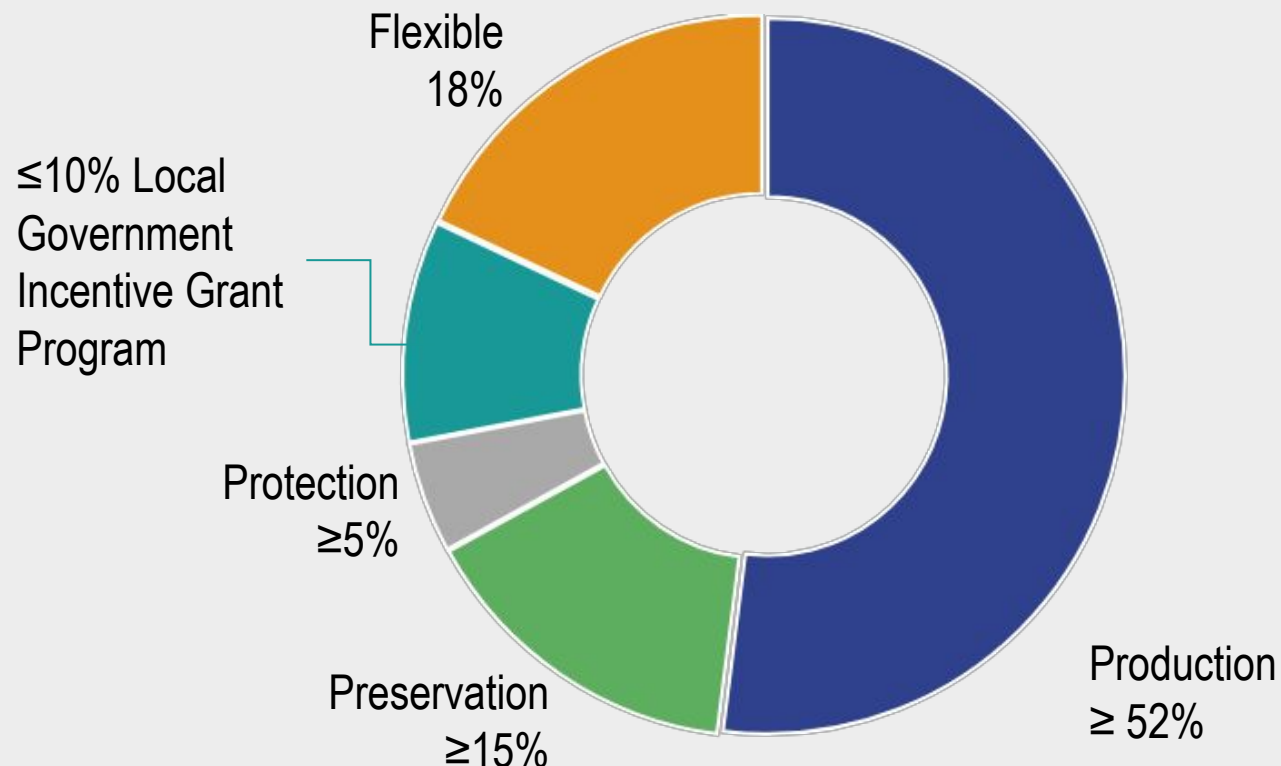
County & Direct City Allocations	\$10B GO Bond	\$20B GO Bond
Alameda County (excluding Oakland)	\$984 M	\$2.0 B
Oakland	\$383 M	\$765 M
Contra Costa County	\$925 M	\$1.9 B
Marin County	\$352 M	\$704 M
Napa County (excluding City of Napa)	\$100 M	\$200 M
City of Napa	\$79 M	\$158 M
San Francisco	\$1.2 B	\$2.4 B
San Mateo County	\$1.0 B	\$2.1 B
Santa Clara County (excluding San Jose)	\$1.2 B	\$2.4 B
San Jose	\$1.0 B	\$2.1 B
Solano County	\$248 M	\$497 M
Sonoma County (excluding Santa Rosa)	\$282 M	\$564 M
Santa Rosa	\$121 M	\$242 M
BAHFA	\$2.0 B	\$4.0 B

# How Funds May be Spent

## County and City: $\geq 80\%$



## Regional Program $\leq 20\%$



# Eligible Bond Expenditures for Addressing Homelessness

## Current Eligible Expenditures – Local

52% Production and 28% Flexible funds can be used for producing:

- Shelters and/or interim housing\*
- Permanent Supportive Housing, ELI housing\*

*So long as housing is deed-restricted*

***Could be Eligible with a 2024 Statewide Constitutional Amendment, depending on final ballot language***

Flexible funds (28%) and Protection funds (5%) could be used for:

- Operating costs, operating subsidy reserve
- Housing-related services
- Rental assistance to prevent homelessness

## Current Eligible Expenditures - Regional

- 52% Production and 18% Flexible funds can be used for producing Permanent Supportive Housing, ELI housing\*: must be rental, w/55-year deed restriction
- 10% Local Government Incentive Program funds can be used toward producing shelters, interim housing

***Could be Eligible with a 2024 Statewide Constitutional Amendment, depending on final ballot language***

Protection funds (5%) could be used for:

- Operating costs, operating subsidy reserve
- Housing-related services
- Rental assistance to prevent homelessness

*\*Depending on available operating subsidy available through other sources.*



# Questions & Comments?



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# 1487: General Rules for Cities and Counties

## General Rules

- ✓ All housing must be deed-restricted, but term of restriction is not defined
- ✓ All housing must be affordable, with cap of 120% AMI
- ✓ Rental, ownership and interim housing all eligible
- ✓ Everything must conform to Expenditure Plan

# 1487: Cities' and Counties' Expenditure Plans

## Expenditure Plans

- ✓ County governing boards must approve Plans at a noticed hearing
- ✓ Must include minimum 52% for production, 15% for preservation, 5% for protections
- ✓ Production should “prioritize” projects that help meet ELI, VLI, and LI RHNA targets
- ✓ 28% Flexible Funds can be for housing and “housing-related uses”
- ✓ If Expenditure Plan meets these criteria, ABAG Exec and BAHFA Board must approve as a matter of law
- ✓ If ABAG Exec and BAHFA Boards vote that a Plan is incomplete, funding is withheld



# 1487: BAHFA Rules

## Production

- ❑ Rental only
- ❑ 55-year deed restriction
- ❑ 80% AMI Affordability Cap

## Preservation

- ❑ Rental or ownership
- ❑ 55-year deed restriction
- ❑ 120% AMI Affordability Cap

## Flexible Funds: 18%

- ❑ Production
- ❑ Preservation
- ❑ Protections

## Tenant Protections

- ❑ Pre-eviction and eviction legal services, counseling, training and renter education
- ❑ Emergency rental assistance
- ❑ Relocation assistance
- ❑ Displacement tracking and data collection

## Local Government Incentive Grant

- ❑ Housing and housing-related uses
- ❑ Technical assistance
- ❑ Infrastructure to support housing, like parks
- ❑ One-time homelessness assistance
- ❑ Affordable homeownership assistance

# NOVEMBER 2024 AFFORDABLE HOUSING MEASURES



An opportunity for a breakthrough solution  
to Bay Area's housing crisis

**May 2023**



# BAHA COALITION - REGIONAL CAMPAIGN



ACCE  
All Home  
BARHII  
Bay Area Council  
Burbank Housing  
California Housing Partnership  
California YIMBY  
Canal Alliance  
CCHO  
City and County of San Francisco  
City of Oakland  
City of San Jose  
CZI  
Destination Home  
EBHO  
Enterprise Community Partners  
Generation Housing



Great Communities Collaborative  
Greenbelt Alliance  
Housing Authority of Contra Costa County  
Housing Leadership Council of San Mateo County  
Housing Trust of Silicon Valley  
Marin Community Foundation  
Marin Environmental Housing Collaborative  
Marin Housing Crisis Action  
Marin Organizing Committee  
Meta  
MidPen  
Monument Impact  
NPH  
PICO



Public Advocates  
Sacred Heart  
San Francisco Accelerator Fund  
Save the Bay  
SFF  
SF HAC  
SPUR  
SV@HOME  
SVCF  
TechEquity  
TransForm  
Urban Habitat  
United Way Bay Area  
Working Partnerships  
YIMBY Action





# AFFORDABLE HOUSING CAMPAIGN GOALS



Win system change and unlock billions for affordable housing and homeless solutions towards housing, racial and economic justice



Build a Bay Area coalition that includes a range of sectors, partners and interests



Invest in grassroots organizing across the region



Build towards a long-term housing agenda that centers racial equity and win future ballot measures

# REGIONAL TIMELINE

## Time is our most valuable resource!



# How to Get Involved!

- ★ Join the BAHA Coalition
- ★ Champion with your networks
- ★ Help with Fundraising / Donate
- ★ Sign up here: <https://bayareahousingforall.org>

## Contact Us at Enterprise!

**Geeta Rao**

[grao@enterprisecommunity.org](mailto:grao@enterprisecommunity.org)

**Justine Marcus**

[jmarcus@enterprisecommunity.org](mailto:jmarcus@enterprisecommunity.org)

## Contact Us at NPH!

**Dave Brown**

[dave@nonprofithousing.org](mailto:dave@nonprofithousing.org)

**Ze-Kun Li**

[zekun@nonprofithousing.org](mailto:zekun@nonprofithousing.org)





# STATEWIDE POLLING

**7 in 10 likely voters across California support making it easier to pass local affordable housing bonds if they have strict accountability and oversight.**

# Questions?





DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

# Home by the Bay:

An Equity-Driven Plan to Prevent and End Homelessness in San Francisco

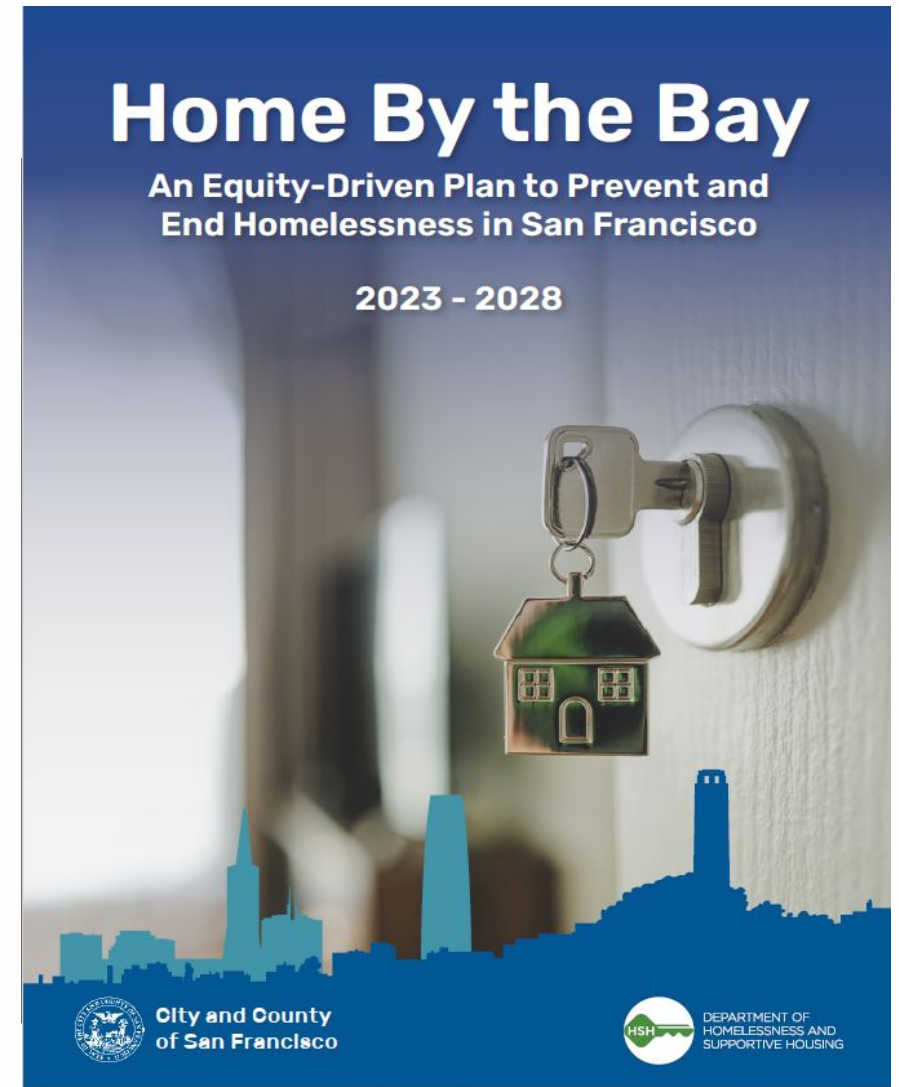
**All Home Regional Impact Council | May 24, 2023**





# The Home by the Bay Plan

- Developed between late 2022 and early 2023
- Issued in April 2023
- Effective July 2023 through June 2028



# The Home by the Bay Plan



- Part I: Executive Summary
- Part II: The Home by the Bay Plan
- Part III: Essential Information for the Development and Implementation of Home by the Bay

# Vision

The City and County of San Francisco is  
**committed to achieving racial equity and housing justice**  
in our community,  
ensuring that **no one experiences homelessness** and that  
**everyone has the housing, supports, community, and opportunities they**  
**need to thrive.**

Achieving this vision for our community is essential,  
most especially for people who continue to be impacted by structural  
racism and inequities and for people whose health and lives are  
threatened by being unsheltered.



# Core Values

## **Equity and Justice**

Advancing racial equity and housing justice for all San Franciscans will be the leading focus within our community's efforts to prevent and end homelessness.

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## **Quality**

Continuously strengthening and improving the homelessness response system and centering people's experience of it will be valued, so that people receive the help they need when they need it to prevent or end their experience of homelessness.

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## **Innovation**

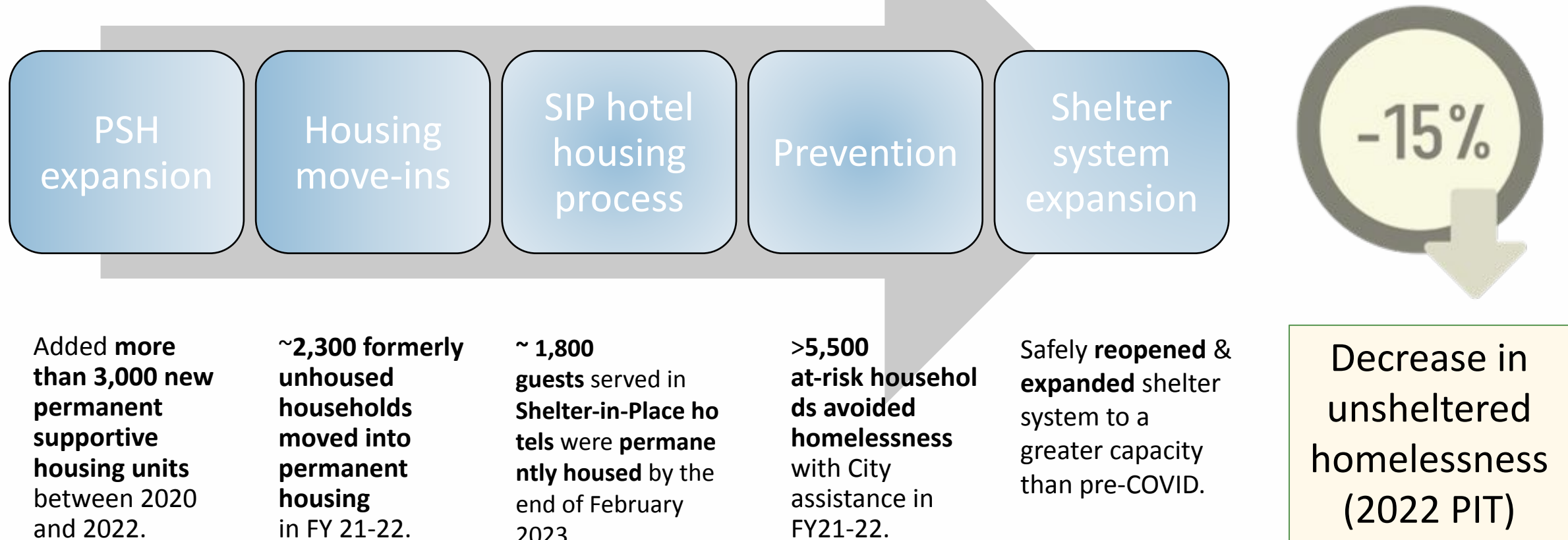
Creativity and innovation will be encouraged and supported within the growth of the homelessness response system, and new models and practices will be assessed to determine their impact and to identify opportunities for replication and expansion.

# Guiding Principles

The City will also embrace the following guiding principles, which build upon principles within the original Strategic Framework.

Leadership and Guidance from People with Lived Expertise  
Housing First and Housing-Focused  
People-Centered and Strengths-Based  
Intentionality in Crisis  
Courage  
Compassion  
Collaborative Relationships and Shared Decision-Making  
Respectful and Inclusive  
Data-Driven  
Targeted and Tailored  
Common Sense

# Building on Past Success



# Development of the Plan

<b>Community Engagement and Stakeholder Input Processes</b>	<ul style="list-style-type: none"><li>▪ Community Liaisons with lived expertise to design and implement engagement activities</li><li>▪ Surveys and focus groups with people with lived experience</li><li>▪ Input sessions with stakeholders (including more than 60 provider organizations)</li><li>▪ Facilitated planning discussions with key committees and bodies</li></ul>
<b>System Modeling</b>	<ul style="list-style-type: none"><li>▪ Baseline model regarding needs, pathways, and scale of current investments and interventions</li><li>▪ Projecting impacts of different investments or other policy and practice changes, and to inform goal- and target-setting for this Plan</li></ul>
<b>Review of Other Relevant Plans and Reports</b>	<ul style="list-style-type: none"><li>▪ Identify issues, strategies, and activities that have already been prioritized and are being implemented within the community</li></ul>
<b>Cross-Departmental Coordination and Planning</b>	<ul style="list-style-type: none"><li>▪ Identify priorities/objectives and develop/align strategies and activities, to ensure the Plan is truly a City-wide plan</li></ul>



# Strategic Plan Goals: July 2023 - June 2028



## GOAL #1

**Decreasing Homelessness:** Reduce the number of people who are *unsheltered* by 50% and reduce the *total* number of people experiencing homelessness by 15%.



## GOAL #2

**Reducing Racial Inequities and Other Disparities:** Demonstrate measurable reductions in racial inequities and other disparities in the experience of homelessness and the outcomes of City programs for preventing and ending homelessness.<sup>2</sup>



## GOAL #3

**Increasing Number of People Exiting Homelessness:** Actively support at least 30,000 people to move from homelessness into permanent housing.

# Strategic Plan Goals: July 2023 - June 2028



## GOAL #4

**Supporting People to Succeed in Housing:** Ensure that at least 85% of people who exit homelessness do not experience it again.



## GOAL #5

**Preventing Homelessness:** Provide prevention services to at least 18,000 people at risk of losing their housing and becoming homeless.

# Plan Proposals to Achieve the Goals

- **Scale up** the Homelessness Response System by **adding specified numbers** of new prevention, housing and shelter resources.
- Focusing on **five strategic action areas**:

Advancing Racial  
equity and  
housing justice

Strengthening  
response to  
unsheltered  
homelessness

Increasing  
successful and  
stable entries into  
permanent  
housing

Preventing people  
from experiencing  
homelessness

Enhancing  
System  
performance and  
capacity

# Factors Included in System Modeling

- Current estimate of the population experiencing homelessness
- Inflow rate of people becoming homeless
- Inventory of the homelessness response system
- Effectiveness of existing and anticipated programs

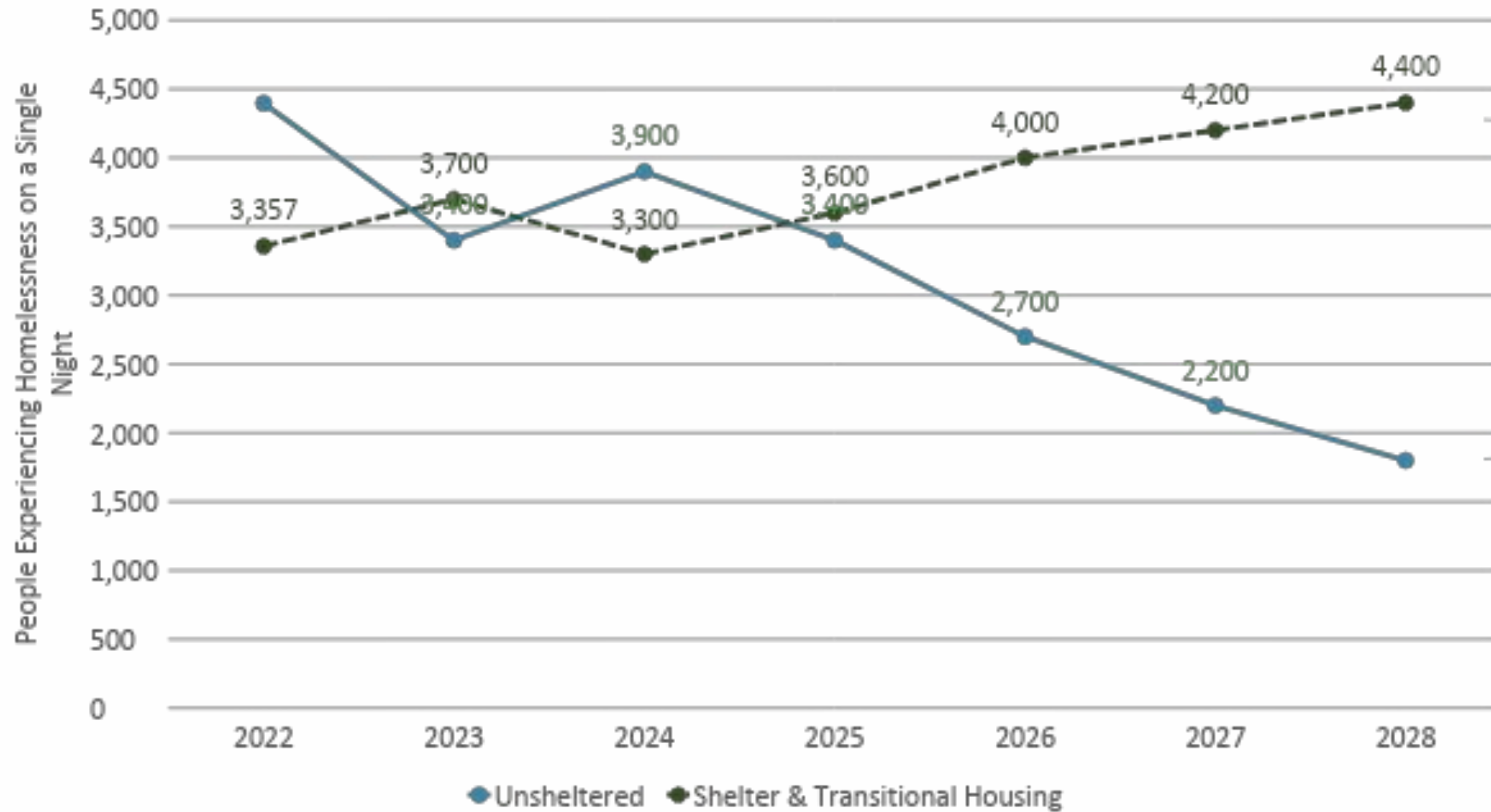


# Expanding the Homelessness Response System

The comprehensive system modeling analyses and projections indicates that to achieve the Plan's Goals, the City must expand the homelessness response system through **packaged investments into the following additional interventions between July 2023 and June 2028.**

 <b>Prevention Services</b>	 <b>Shelter Beds</b>	 <b>Permanent Housing</b>
<b>Prevention services for 4,300 additional households</b>	<b>1,075 new shelter beds</b>	<b>3,250 new units of permanent housing</b>

Point-In-Time Count Projection: Unsheltered and Sheltered Homelessness



Greater than  
50% reduction  
in unsheltered  
homelessness  
by 2028

# Cost Projections

System modeling has also made it possible to **project the costs of expanding the homelessness response system with these additional resources and services.**

The City estimates that the projected expansion of the homelessness response system will require:

- More than **\$607 million in additional funding during the five-year timeframe of this Plan**; and
- More than **\$217 million in additional funding annually, thereafter, increasing with inflation over time**, to sustain the new investments.

# Strengthening Operations & Outcomes

## Five Strategic Action Areas

ACTION AREA #1:  
*Advancing Racial Equity and Housing Justice*

1

ACTION AREA #2:  
*Enhancing System Performance and Capacity*

2

ACTION AREA #3:  
*Strengthening Response to Unsheltered Homelessness*

3

ACTION AREA #4:  
*Increasing Successful and Stable Entries Into Permanent Housing*

4

ACTION AREA #5:  
*Preventing People from Experiencing Homelessness*

5



# Advancing Racial Equity and Housing Justice

## *Focus of Activities*

- Equity- and justice-focused data and analyses
- Collaborative partnerships and shared decision making
- Internal and external equity-focused capacity-building and non-profit sustainability activities
- Empowering the leadership of impacted communities and people with lived expertise

# Enhancing System Performance and Capacity

## *Focus of Activities*

- Building and supporting nonprofit provider capacity and sustainability
- Enhancing performance management and accountability
- Implementing a redesigned equitable Coordinated Entry system
- Strengthening the quality, diversity, and utilization of data
- Improving alignment of citywide strategies and resources

# Strengthening Response to Unsheltered Homelessness

## *Focus of Activities*

- Adding 1,075 new shelter beds
- Embedding expanded services and resources within outreach efforts, crisis interventions, shelters, and transitional housing programs
- Addressing the health, behavioral health, and services needs of people who are unsheltered
- Connecting people who are unsheltered directly to permanent housing
- Addressing community impacts and neighborhood concerns

# Plan to Address Unsheltered Homelessness is *One Component* of the City's Broader Response to Street Conditions

**San Francisco Fire Department (SFFD):**  
Fires and medical emergencies.

**Department of Homelessness and Supportive Housing (HSH):**  
Solution-focused outreach and service linkage

**Department of Public Health (DPH):**  
Medical outreach, behavioral health, overdoses responses.

**San Francisco Police Department (SFPD):**  
Illegal activity, blocked sidewalks.

**Department of Public Works (DPW):** Trash/Waste and Street Condition

**Healthy Streets Operation Center (HSOC):**  
Coordinates these departments and others (ex. MTA) to address encampment of 6+ tents.



# Increasing Successful and Stable Entries into Permanent Housing

## *Focus of Activities*

- Adding 3,250 new units of permanent housing in the homelessness response system, including site-based and scattered-site permanent supportive housing, rapid re-housing, and shallow subsidies
- Improving access to full array of permanent housing options, including housing outside the homelessness response system
- Enhancing services to better support people's housing stability
- Implementing new models to address people's complex care needs
- Expanding efforts to support people to move from permanent supportive housing to other housing they can afford

# Preventing People from Experiencing Homelessness

## *Focus of Activities*

- Expanding prevention services to serve 4,300 additional households
- Strengthening current homelessness prevention and eviction prevention strategies and targeting
- Enhancing housing problem solving for people at the very cusp of homelessness
- Creating an expanded supply of affordable housing units that can prevent households from experiencing housing instability and crises
- Developing upstream prevention strategies that better prevent people from experiencing housing crises and risks of homelessness

# Accountability Mechanisms

**Publicly  
Reporting  
Progress**

**Partnering  
with People  
with Lived  
Expertise**

**Homelessness  
Oversight  
Commission**

- Community and stakeholder education regarding the *Home by the Bay* and its Goals and strategies
- Development of initial annual implementation plan
- Development of detailed performance measurement plan
- Determining baseline data on racial inequities and other disparities
- Performing regular reporting, centering the experiences of people who are most impacted by homelessness
- Refining the Plan over the course of its implementation

## Next Steps



DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

# Questions



# Homelessness Response System Expansion

Resource Type	Starting Inventory 7/1/2023	Additions Already in Pipeline to Come Online after 7/1/23	New Additions in Modeling Scenario: 7/1/23 – 6/30/28	Target for Total Inventory Additions: 7/1/23 – 6/30/28
Targeted Prevention Slots	1,180	0	4,300	4,300
Total Permanent Housing Units/Slots	15,800	700	2,550	3,250
<i>Permanent Supportive Housing Units/Slots</i>	<i>13,500</i>	<i>700</i>	<i>825</i>	<i>1,525</i>
<i>Rapid Rehousing Slots</i>	<i>2,300</i>	<i>0</i>	<i>1,325</i>	<i>1,325</i>
<i>Shallow Subsidy Slots</i>	<i>0</i>	<i>0</i>	<i>400</i>	<i>400</i>
Emergency Shelter Beds	3,500	0	1,075	1,075

# Cost Estimates of Strategic Plan Modeling Scenario

Cost Categories	Cost Estimates
<b>Initial Five-Year Costs</b>	<b>\$607,661,000</b>
<i>Start-Up Cost</i>	<i>\$29,717,000</i>
<i>Five-Year Operating and Services</i>	<i>\$577,944,000</i>
<b>Ongoing Operating and Services</b>	<b>\$217,214,000</b>
<i>Targeted Prevention</i>	<i>\$7,021,000</i>
<i>Non-congregate Shelter</i>	<i>\$86,910,000</i>
<i>Rapid Rehousing</i>	<i>\$70,928,000</i>
<i>Shallow Subsidy</i>	<i>\$9,009,000</i>
<i>Site-Based Permanent Housing</i>	<i>\$12,566,000</i>
<i>Scattered-Site Permanent Housing</i>	<i>\$30,780,000</i>

## Next steps

1. Keep adding any questions to the jamboard. We will share responses to the questions in the coming week
2. Reach out to our presenters with any questions:

BAHFA Regional Bond	<b>Kate Hartley;</b> <a href="mailto:khartley@bayareametro.gov">khartley@bayareametro.gov</a> <b>Irene Farnsworth;</b> <a href="mailto:ifarnsworth@bayareametro.gov">ifarnsworth@bayareametro.gov</a>
Campaigns	<b>Amie Fishman;</b> <a href="mailto:amiefishman@nonprofithousing.org">amiefishman@nonprofithousing.org</a> <b>Justine Marcus;</b> <a href="mailto:jmarcus@enterprisecommunity.org">jmarcus@enterprisecommunity.org</a> <b>Dave Brown;</b> <a href="mailto:dave@nonprofithousing.org">dave@nonprofithousing.org</a> , <b>Ze Kun;</b> <a href="mailto:zekun@nonprofithousing.org">zekun@nonprofithousing.org</a>
RAP Implementation	<b>Ken Kirkey;</b> <a href="mailto:kkirkey@allhomeca.org">kkirkey@allhomeca.org</a> <b>Adrian Gonzales;</b> <a href="mailto:agonzales@allhomeca.org">agonzales@allhomeca.org</a>