

Protection, Preservation, and Production: An Equitable Framework for Housing

September 16, 2024

NAACP San Mateo Chapter



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Our North Star: The “3 Ps” Framework

Protection



Protect tenants from displacement to stabilize families and communities.

Preservation



Preserve existing housing affordable to lower- and moderate-income residents, preventing displacement and ensuring long-term affordability of the units.

Production



Produce new homes at all income levels to increase overall supply, with emphasis on housing affordable to lower- and moderate-income residents.

The 3 Ps and Equity

The 3 Ps framework serves as a lens to promote equity in multiple ways:

1. Equity Through Multi-pronged Approach

- Recognizes acute, immediate needs of marginalized residents while building towards longer-term change in housing systems.

2. Equity Focus within Each “P”

- **Protection.** A disproportionate number of BIPOC residents are renters due and have lower rates of homeownership. Protecting tenants is a racial and economic justice strategy.
- **Preservation.** Loss of affordable units by speculation is more likely in communities of color given historical trajectory of divestment, urban renewal, and transit access.
- **Production.** Focus on creating affordable homes that the market will not produce on its own; requires public investment like other social infrastructure (transportation, resiliency, etc.).

The Bay Area Housing Finance Authority (BAHFA)



- First regional housing finance agency in the state, created by CA legislature
- Mission to address housing affordability challenges at scale throughout the Bay Area
- Collaborates with local governments, and governed by local elected officials
- Power to raise regionwide funding through ballot measures

BAHFA Business Plan Creation & Structure

- Planning process launched in 2021, led by Forsyth Street Advisors and team, including UCB Othering & Belonging Institute, UCB Turner Center for Housing Innovation, Sperry Capital
- 4 substantive chapters:
 - **Legislative and Business Planning Overview**
 - ★ **Equity Framework Summary**
 - **Funding Programs**
 - **Operations and Organizational Sustainability**

Focus of remainder of presentation

Purpose of the Equity Framework

The Equity Framework is the **foundation** of the BAHFA Business Plan.

- Articulates BAHFA's **commitment** to advancing equity
- Sets **objectives** for BAHFA's impact on equity through its programs, guided by overarching **goals**
- Defines **metrics** for measuring impact of programs
- Provides a regional framework for **Affirmatively Furthering Fair Housing**



Business Plan

Describes Funding Programs and revenue generation strategies designed to meet Equity Objectives

Equity Framework Stakeholder Engagement

1. Review of regional plans, policies, and community proposals
2. Interviews with 20+ equity leaders
3. 11-member Equity Working Group
4. 3 Public Listening Sessions and 2 Public Workshops attended by roughly 300 stakeholders
5. Final Adoption by BAHFA Board and ABAG Executive Board

Equity Objectives: Key Themes

- **Targeting resources toward residents most impacted by housing insecurity**
 - Populations (e.g. ELI households, unhoused residents)
 - Geographies (e.g. Equity Priority Communities, Transit Priority Areas)
- **Areas where BAHFA can serve as a regional leader**
 - Advance local alignment with regional equity priorities
 - Commitment to ongoing, equitable engagement with impacted communities
- **“Both/And” Approaches**
 - Social mobility and community reinvestment
 - Achieving scale and supporting emerging developers
 - Individual and collective wealth building
 - Rental, homeownership, and community ownership

Equity Objectives: Production

1. Produce more affordable housing, especially for Extremely Low Income (ELI) households
2. Invest in historically disinvested areas
3. Create affordable housing opportunities in historically exclusionary areas
4. Create programs that address homelessness
5. Achieve regional climate and environmental justice goals

Equity Objectives: Preservation

1. Preserve expiring-use affordable housing to prevent displacement
2. Preserve existing unsubsidized housing and convert to permanently affordable housing
3. Target preservation investments for most impacted residents
4. Create opportunities for community-owned housing

Equity Objectives: Protection

1. Increase access to tenant services
2. Support tenant education and advocacy
3. Prioritize protections and investments in households and communities facing the greatest housing precarity
4. Ensure adequate funding for tenant protections
5. Elevate the urgency of tenant protections through regional leadership

Equity Objectives: Cross-Cutting

1. Support community-based and community-owned organizations and developers
2. Support individual and community wealth building
3. Serve as a regional leader on local equitable programs and practices
4. Commit to ongoing, meaningful, and equitable engagement
5. Secure more flexible and unrestricted funding
6. Target most flexible BAHFA funding to accelerate AFFH

Equity Metrics

How BAHFA will **measure its progress and success** in achieving the Equity Objectives

- **Retrospective:** “Yardsticks” that BAHFA will use to track impact of programs over time
- **Prospective:** Guide for program development by illuminating how different program design options will potentially advance equity along these measures.

Types of Equity Metrics

Program Activities

- Amount and percent of funding disbursed to each program type (across & within the 3 Ps)
- Types of organizations funded
 - BIPOC-led
 - Emerging developers
 - Community-based
 - Community-owned
- Types of development projects funded

Program Outcomes

- Types of development projects in pipeline
 - Affordability level
 - Location (by geographic typologies)
 - Units designed for specific populations
 - Units designed with specific features
 - Tenure type
- Resident characteristics upon occupancy

Thank You



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