

2015 Housing Focus

Note: Thirteen projects are grouped under five themes. The first six projects are presented in greater detail in the body of the staff report.

Support for regionally scalable local best-fit practices (consistent with Plan Bay Area goals)—*ABAG will support and leverage scalable local efforts that create and preserve permanently affordable housing and affordable open-market housing.*

1. Work to amend Housing Element law and/or regulations to incentivize a broader range of local strategies (credit for acquisition/rehab, congregate housing for seniors and persons with disabilities) without diminishing requirements to plan adequate housing production.
2. Facilitate expansion of work proximity housing loan programs region wide by working with the Finance Authority for Non-Profits (FAN) to reposition its announced, but not yet implemented, homebuyer assistance loan product.

Expand housing solutions that make existing housing more sustainable, resilient and affordable —*ABAG will advance a multi-benefit approach that recognizes existing housing stock as opportunity for resource conservation, neighborhood resilience, and neighborhood stabilization.*

3. Facilitate acquisition/rehabilitation/conversion, a cost-effective, multi-benefit strategy.
4. Promote local adoption of existing financing programs that encourage and enable retrofitting that can simultaneously save energy, save water, save lives in earthquakes, save residents' money and significantly reduce post-disaster displacement and recovery impacts.
5. Design and enable an integrated acquisition/rehabilitation strategy that converts smaller, older “softstory” apartment buildings in PDAs into resource efficient, permanently affordable housing that secures residents against displacement due to natural hazards or new development.

Support enabling legislation—*ABAG will support State legislation that enables or strengthens these projects, and furthers the housing related goals of Plan Bay Area.*

6. Support legislation consistent with the legislative priorities identified by ABAG's Legislation and Governmental Organizations Committee, for example: increasing funding for affordable housing, Housing Element reform, enabling infrastructure financing districts, removing technical impediments to fully utilization of available tax-credit financing for acquisition/rehabilitation projects.

Effective housing policy requires enhanced housing data—*ABAG will help member jurisdictions and State HCD markedly improve local housing production reporting to increase scope, accuracy, timeliness and public transparency, while substantially reducing administrative workload.*

7. Release Housing Policy Database 2.0
8. Release Housing Sites Database 2.0 (Housing Element sites & deed-restricted housing)
9. Convene Housing Production Reporting Streamlining Working Group

Concentrated PDA implementation pilots also further housing goals—*ABAG will accelerate implementation of best-fit practices by supporting concentrated multi-jurisdiction, multi-impact corridor-scale collaborative projects as laboratory for scalable, replicable efforts.*

10. Extend Oakland’s hazard resilience “nuts & bolts” implementation work to other cities in East Bay corridor
11. Continue to encourage and facilitate formation of a Complete Communities Fund pilot
12. Implement an Entitlement Efficiency Clinic pilot in collaboration with the Governor’s Office of Planning & Research (OPR)
13. Seek funding for a subregional housing policy implementation working group for East Bay corridors, similar to 21 Elements project in San Mateo County