



Local Expenditure Planning for 2024 Regional Housing Bond



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

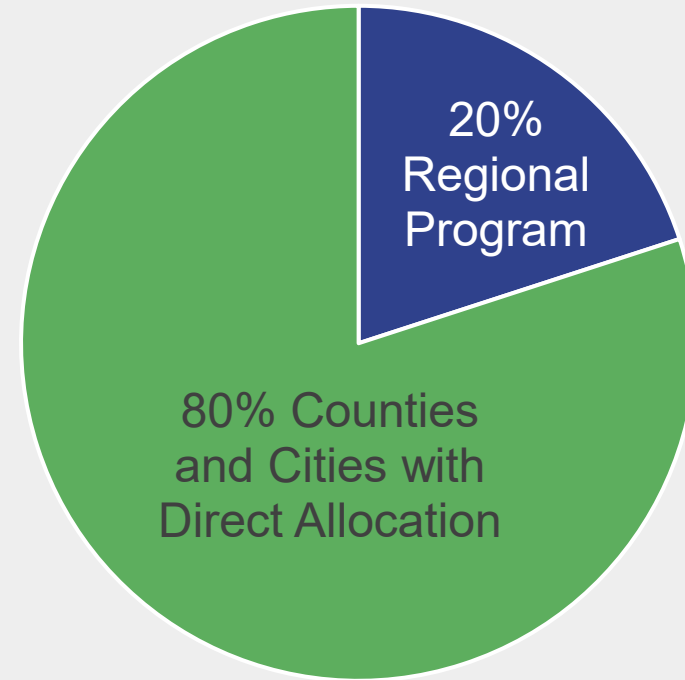
Planning for a Regional Housing Bond

Regional Planning

- BAHFA planning for 20% of funds it will retain
- Complete by spring 2024

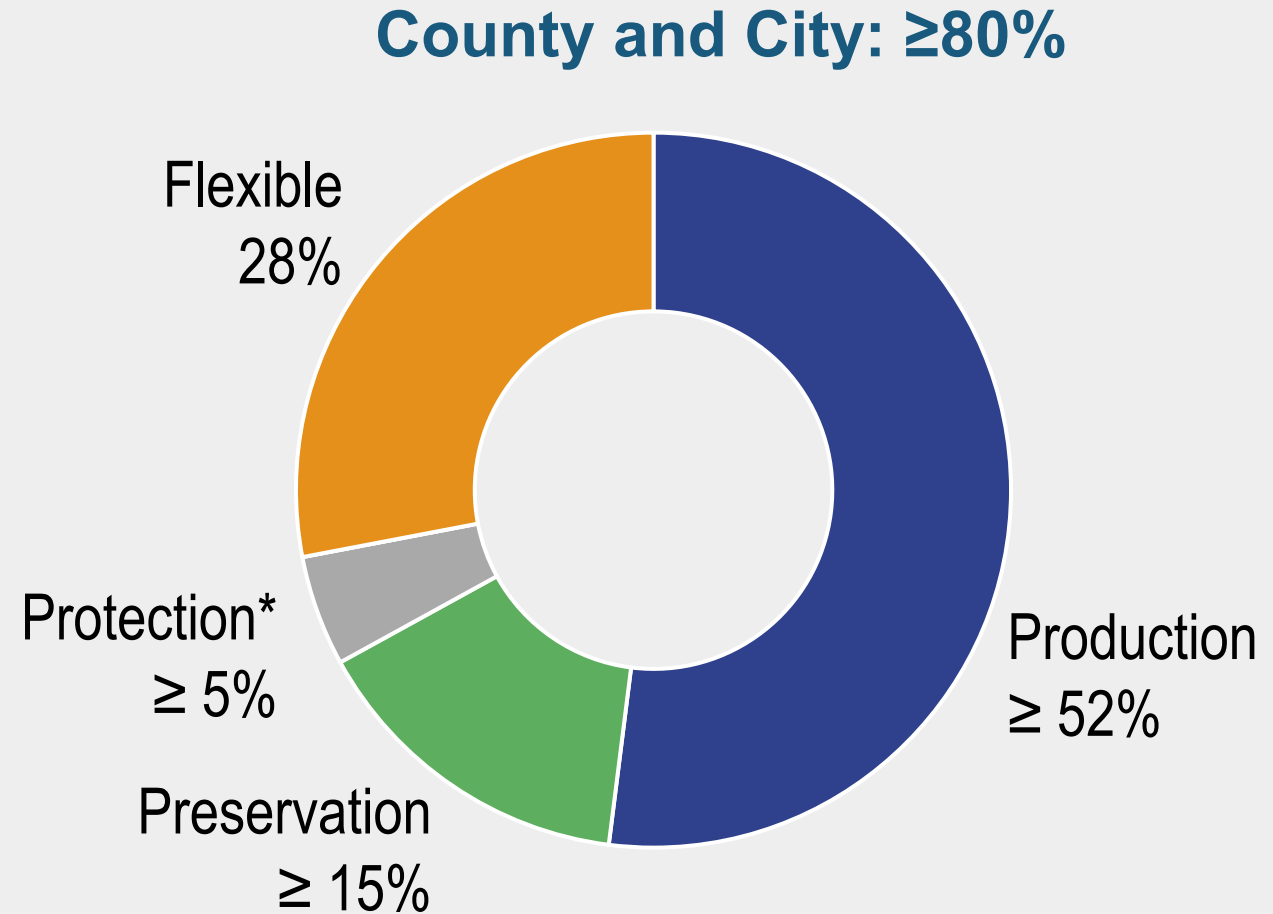
Local Planning

- Counties & direct allocation cities must plan for the 80% of funds that they will administer
- Complete by early 2025 (post-election)



Local Funding Rules - Greater Flexibility

- Larger share of flexible funds than the regional program
- All housing must be deed-restricted, but term of restriction is not defined
- All housing must be affordable with a cap of 120% AMI
- Rental, homeownership, and interim housing are all eligible



*Tenant protection activities are generally not eligible expenses under current GO Bond law. This may change through an anticipated constitutional amendment in 2024.

Statutory Expenditure Plan Requirements

Local Expenditure Plans

- County and city 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 all required criteria, the Plan is deemed complete
- If ABAG Executive and BAHFA Boards vote that a Plan is incomplete, funding may be withheld

Local Expenditure Planning Support to Date

Convenings for Local Housing Staff

- June 1: Overview of Expenditure Planning Process
 - Attendees: Housing Department Leadership
 - Surveyed attendees to understand needs for support and technical assistance
- June 26: Permanent Supportive Housing Convening
 - Attendees: Public Housing Authority, Housing Department, and Homeless Service Department Leadership

Jurisdiction-Specific Meetings

- BAHFA meetings with jurisdiction staff across the region to discuss expenditure planning requirements

Materials Distributed

- Expenditure Planning Template
- Jurisdiction-Specific Data Packets
- “Let’s Talk Housing” Communication Guide
- Best Practices for Equitable Engagement
- Photo Catalog

Upcoming Support for Presentations to Cities and Public

1) Public Engagement Support

- Overview of BAHFA and Regional Bond Measure
- 13 Fact Sheets – One for each Jurisdiction
- Timeline with Key Milestones
- Translation Services

2) Sample Staff Reports and PowerPoint Decks:

- Report Back on Results of Engagement & Discussion of Spending Priorities
- Presentation of Draft Local Expenditure Plan
- Presentation of Final Expenditure Plan for Approval (likely due to BAFHA in February of 2025)

3) On-Call Support

Upcoming Jurisdiction Collaboration Meetings

Audience: Local jurisdiction staff responsible for expenditure planning, with a focus on counties

Purpose: Provide space for jurisdictions to collaborate and learn from one another

Timing: Intent to begin in September, hold 2-3 meetings depending on interest

Sample Topics:

- Updates from counties on their planning processes
- Discussion of outreach processes and timelines
- Discussion of county allocation methodologies to cities or other sub-geographies
- Presentation of technical assistance materials

Thank You



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