

ON TRACK TOGETHER

Recommendations Summary

NPH's Vision for a Vibrant, Sustainable, and Affordable Region

The solutions to the Bay Area's housing problems are many, but they will involve three high-level actions known as the three "Ps" of Housing Production, Preservation, and (Tenant) Protections:

■ PRODUCTION

Build more permanently affordable homes as well as more homes in general.

■ PRESERVATION

Keep our existing stock of affordable homes affordable whether those homes were built by the private market, affordable housing developers, or local housing authorities.

■ PROTECTION

Protect our communities' ability to stay together through tenant protections that address displacement.



NPH calls on MTC and ABAG to take a visionary approach for making the Bay Area more sustainable and affordable through five (5) key strategies that can be undertaken over the next two years.

1. Invest in our communities

To ensure healthy, vibrant, and affordable growth in the Bay Area, MTC and ABAG should establish a \$1.4 billion annual funding target for affordable housing production and preservation to provide for identified housing needs of its low and very low-income residents. NPH recommends that MTC and ABAG create a regional affordable housing revenue plan and aggressively pursue all potential funding sources to fill in the affordable housing funding gap. In this report, NPH identified several potential funding sources for consideration, including investing a portion of the proposed bridge toll revenue increases through Regional Measure 3, establishing a Regional Infrastructure Bank, and other opportunities.

2. Keep existing affordable homes affordable, whether those homes were built by the private market or affordable housing developers.

MTC and ABAG should continue to incentivize the preservation of affordable homes (whether open market or subsidized) as an eligible use of funds from a future Regional Housing Trust Fund. Eligible uses could include expanding the regional Housing Preservation Fund (also known as NOAH) that aids nonprofit developers in acquiring, rehabbing, and preserving the affordability of older buildings in the open market that currently charge below-market rents but that are at risk of evictions, rent hikes or being acquired by real estate speculators.

3. Promote community stability

MTC and ABAG have publicly acknowledged the importance of tenant protections as part of the three “Ps” framework, and already begun to directly address displacement at the regional level by requiring all congestion management agencies to prioritize regional transportation funding for jurisdictions that have adopted anti-displacement policies. It is vital that MTC and ABAG take a strong leadership role to continue work to address displacement. The following recommendations were developed by the 6 Wins Network for Social Equity and endorsed by NPH:

- Encourage local adoption of effective anti-displacement and affordable housing strategies through programs like OBAG, such as just cause for eviction, rent stabilization, anti-harassment policies, SRO preservation, housing impact fees, commercial linkage fees, and inclusionary policies;
- Commit to and promote “no net loss” policies for homes affordable to or occupied by low-income households, in connection with regional actions and incentives (including infrastructure investment decisions);
- Create incentives and technical assistance for local governments to accurately track and maintain real-time data on rents and evictions;
- Use the latest research on displacement trends in the Bay Area from UC Berkeley’s Urban Displacement Project (i.e. taking into account neighborhoods experiencing the highest displacement pressures) to inform regional policy-making.

4. Continue to support vital state legislation to advance regional housing goals.

A number of housing bills introduced in the California State Legislature will support the Bay Area to grow in a more equitable and sustainable way and ABAG and MTC should support these state-level policies, which include:

- Creating state-level sustainable sources of funding for affordable housing development and preservation;
- Expanding state-level low-income housing tax credits to fully take advantage of potential federal matches;

- Restoring local government’s ability to require that new rental projects include a certain percentage of units as affordable to low-income residents;
- Facilitating the acquisition of affordable homes at risk of conversion to market-rate to preserve affordability;
- Improving the usefulness of community reinvestment areas as a tool to fund affordable housing production;
- Lowering voter threshold for approving local affordable housing bond measures to 55%;
- Placing a state affordable housing bond initiative before voters.

5. Resource a robust regional housing unit within the joint planning department

As MTC and ABAG consolidate their planning staffs, a new unit called “Housing and Neighborhoods” will be created under the unified planning department. In merging the two planning staffs, in order to address the region’s housing crisis and because housing is inextricably linked to solving the region’s transportation woes, it is critical to ensure continuity and adequate staffing of the agency; build on and expand MTC’s housing incentive and investment programs and research; and ensure follow-through on recommendations made by the Committee on Affordable and Sustainable Accommodations (CASA).

A Vision for the Future

As ABAG and MTC begin researching new potential governance models in 2018, there is a possibility for truly transformational change to create a 21st century regional land use and transportation planning agency that can make the visionary types of investments the Bay Area needs to grow and succeed. NPH is committed to partnering with MTC-ABAG to help bring about a vision for more sustainable and equitable growth for all the Bay Area’s residents.