

Policy Fund Grants

PARTNERSHIP FOR
**THE BAY'S
FUTURE**

Request for Proposal and Application

June 2024



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What Is Partnership for the Bay's Future?



The Partnership for the Bay's Future helps make homes more affordable across the Bay Area with a unique dual approach: in collaboration with partners, we 1) work to advance policy changes that protect residents and improve affordability, and 2) invest in building new and rehabilitating existing affordable homes – always through a lens of racial equity and economic inclusion. We bring this two-pronged strategy to life through the

- **Policy Fund**, which supports policy solutions to stem the tide of displacement, and preserve and produce housing, and
- **Family of Loan Funds**, which increases housing supply through responsive and creative financing.

Policy Fund



The Policy Fund is the key policy arm of the Partnership for the Bay's Future and recognizes that bold policy change is needed to address our housing shortage and affordability challenges. Managed by the San Francisco Foundation, the Policy Fund builds the capacity and networks required for equitable local policy change by working with community groups to help them bring the voices of renters, low-income residents, and people of color into the local and regional policy process and by helping local governments create and successfully implement policies that enable more Bay Area residents to remain in their communities.

The Policy Fund administers grant programs that are designed to:

- **Increase racial and economic equity across the region** by increasing affordable housing production, preserving existing affordable housing, and stemming displacement of people of color and other marginalized communities from across the Bay Area
- **Develop a robust regional network and a community of practice** made up of housing advocates in local government and community-based organizations
- **Support the rise of new government and community leaders** that can support the region's housing and tenant protection efforts long-term
- **Provide models for change** that inspire other local governments to follow suit
- **Connect with aligned change efforts** across the region that amplify impact





Family of Loan Funds



The Family of Loan Funds, one of the nation's largest-ever private-sector housing funds, supports the production and preservation of affordable homes in five Bay Area counties. Managed by the Local Initiatives Support Corporation (LISC), these funds are designed to address the lack of affordable homes – a reality that disproportionately impacts households of color – by bridging funding gaps throughout the region's rental housing market.




What Are the Policy Fund Grants?



PBF is launching the 3rd round of the Policy Fund Grant, a program to bring together Bay Area local governments and catalyze policy innovation in tenant protection as well as building and preserving affordable housing in local communities. The Policy Fund will select a cohort of site teams that propose the highest-impact, yet realistically achievable policy plans, from development to implementation, to be a part of the cohort.

The cohort will be made up of local site teams working collaboratively to advance housing production, preservation, and protection policy across the Bay Area. A site team will consist of local government staff (Government Partners) who work closely with their PBF Fellow and a local community partner organization (Community Partner). This "inside-outside" partnership ensures community input and support for local policy research, development, and implementation and provides essential capacity to move the work forward.



Within the two-year grant period, each of the Policy Fund Grant site teams will receive two years of capacity building, community engagement, and tailored technical assistance support from the Policy Fund. After the grant period, participants will become part of the Policy Fund alumni program, and continue to have access to the Partnership network and other supports.

Chosen jurisdictions will be expected to pass and/or implement a package of affordable housing production, protection and preservation policies in collaboration with their community partners. If your jurisdiction is interested in applying and is not sure who might be a suitable community partner, contact the Policy Fund to discuss options.

Why Apply?



The Policy Fund Grants are designed to have a transformative effect on how local governments approach housing through community-driven policy. Through increased capacity and tailored technical assistance, these grants will support breakthroughs in local housing initiatives by moving local policies forward.

Over a two-year time frame, Policy Fund sites will receive a capacity building and technical assistance package to pass and implement production, preservation, and protection policies. The package will include:

- A full-time PBF Fellow placed in the local government's office dedicated to moving Policy Fund Grant work forward. The fellow also serves as a liaison between the local government and the community partner.
- Funding and support for community partners to work in partnership with the local government by helping in developing and building community support for the proposed policies. Community Partners ensure that community voice is part of the policy process and will receive grants from the Policy Fund.
- Peer cohorts that meet regularly throughout the grant period to exchange ideas and problem-solve in real time. These meetings will include training and leadership development for PBF Fellows, Community Partners, and Government Partners.
- Access to tailored technical assistance, including technical assistance funds, to boost capacity in areas such as messaging and communications, data analysis, polling and public opinion, and policy and budget strategy, as well as technical analyses needed to inform policy development or implementation.



Who Is Eligible to Apply?



Policy Grants are open to local governments (towns, cities, and counties) that are currently experiencing—or at risk of experiencing—displacement or exclusion of low-income people and communities of color. The Policy Fund will accept applications from local governments in the following counties:

- Alameda
- Contra Costa
- Marin
- San Francisco
- San Mateo
- Santa Clara

Successful applications will explain how the local government will adopt and/or implement its proposed policy package to advance tenant protection, homelessness prevention, affordable housing production and preservation in collaboration with a chosen Community Partner. See below for a list of potential policy projects.

Site teams that have previously received a Policy Fund Grant are eligible to apply.

What Support Is There to Help Interested Local Governments Apply?



The Policy Fund is offering support to site teams who need support in developing their proposals. Local governments may request a grant by applying for an **Application Grant**. These grants will provide funding to a site team to work with consultants or cover staff time required to develop a competitive grant proposal.

If your local government is interested in applying for this opportunity but is not sure who might be a suitable Community Partner, contact the Ella Zimbalist, ezimbalist@ff.org, to discuss options.

The Application Grant is an optional support that the Policy Fund is pleased to offer applicants. Local governments do not need an Application Grant to pursue a Policy Fund Grant.



Past Grantee Policy Projects



You may find it helpful to review previous site teams' policy collaborations to get a sense of what makes a compelling project.

Previous grantees and policy projects are listed and described here:

- [Cohort 1 \(2020-2022\)](#)
- [Cohort 2 \(2022-2024\)](#)
- [Blog posts](#)
- [Evaluation reports](#)

Other PBF highlights:

- [Community-Driven Housing Solutions in Antioch](#)
- [Opportunity to Purchase Playbook](#)
- [Tangled Roots: An Oral History of Community in Las Deltas](#)

Additionally, we have found over the course of two cohorts that the successful site teams show the following characteristics:

- Government Partners are prepared to supervise and empower the PBF Fellow to bring community voice into the policy process
- Government Partners and Community Partners build trusting, authentic relationships by learning from each other and meeting regularly
- The proposed policies are a high priority for the whole team and the team is prepared to adapt to changing circumstances together
- Each team member is supportive of each other's role and power, and ready to leverage each other's strengths to advance policy goals

Your Commitment



Selected Government Partners commit to:

- Designate a staff member to supervise the PBF Fellow for the two-year grant period, providing onboarding, performance feedback, daily guidance, and ensuring the Fellow has an onsite workspace with access to necessary systems and tools.
- Ensure staff attend regular PBF meetings, including one in-person meeting and one virtual Government Partner meeting per quarter.
- Collaborate closely with the Community Partner, participating in regular site team meetings.
- Commit to fully implementing policies beyond the two-year grant period, if applicable.
- Share key information (updates, briefings, reports) with the Policy Fund and work with the Policy Fund evaluation team to measure outcomes.

Selected Community Partners commit to:

- Designate a staff member to support and guide the PBF Fellow during the two-year grant period, providing guidance, orientation, introductions, and access to key stakeholders.
- Ensure staff attend one in-person convening and one virtual Community Partner meeting per quarter.
- Collaborate closely with the Government Partner, participating in regular site team meetings.
- Support the implementation of policies beyond the two-year grant period, if applicable.
- Share key information (updates, briefings, reports) with the Policy Fund and work with the Policy Fund evaluation team to measure outcomes.



How Do I Apply for a Policy Fund Grant?

How Will Applications Be Evaluated?



The Policy Fund will evaluate applications based on the following criteria:

1. **Proposed policy solutions backed by community engagement that advance racial and economic equity and facilitate innovative approaches.** Successful applications will identify the displacement and exclusion impacts within your local government and propose policy changes that address affordable housing production, tenant protection and/or preservation. Applicant local governments will need to identify a strong community organization to serve as lead partner in community engagement and share a strong community partnership plan. Proposed policy should be grounded in what is most strategic and impactful for your local government.
2. **Foster an enabling environment for equitable production, preservation and tenant protection wins.** The Policy Fund recognizes that policy change does not occur overnight. While an ideal outcome would include the passage and implementation of new affordable housing production, tenant protection and preservation policies, mapping out and taking significant strides to facilitate longer-term policy goals are also acceptable.
3. **Develop and share scalable workplans and outcomes for significant impact.** Proposals should demonstrate high impact in producing and preserving affordable housing. The selection committee will also give strong consideration to applications that propose innovative policies that have yet to be tested, but show great promise, or groundbreaking policies that catalyze change in a local government with few to no affordable housing production or preservation policies.
4. **Facilitate a robust regional network of housing justice champions in local government and community-based organizations.** The Policy Grants are geared towards local governments with the willingness to engage deeply with community to develop policy solutions that meet local needs. Strong applicants will also have capacity and interest in engaging in regional efforts. Applicant site teams will need to identify a strong community-based organization to serve as lead partner in community engagement and share a strong community partnership plan. This group may have even had a contentious relationship with the lead local government agency in the past but remains well-positioned to empower local communities and shape the policy-making process. Local governments may select more than one community partner to advance community engagement work.
5. **Demonstrate buy-in for the core values and approach of PBF.** Both government and community partners must demonstrate understanding and commitment to engaging community in the policy process, and an interest in utilizing an inside/outside strategy to accomplish policy goals. All institutions engaged in your site team are committed to advancing the shared goals even if contexts change.
6. **Ability to be an active participant in the PBF network.** Proposals should demonstrate a commitment to being active members of the PBF network, including attending quarterly convenings. Applications should ensure strong institutional and individual buy-in from both Government Partners and Community Partners. To form maximize impact, applicants should also indicate interest and ability to supervise and support the PBF Fellow.

Application and Selection Timeline

June 2024

- Policy Grant application is released. Applications will be accepted on a rolling basis.
- Applicants who are seeking technical assistance in putting together their applications should apply for an [Application Grant](#).

July 2024

- July 9, 1-2pm: Information session. [Register here](#).
- July 16, 12-1pm: Information session. [Register here](#).

August 30, 2024

- Policy Grant proposals due

September 2024

- Applications reviewed by the Policy Fund and applicants interviewed

October 2024

- Policy Fund Grant finalists interviewed
- Fellow interviews and site team matching

November 2024

- Site teams announced

January 2025

- Grant and fellowship launch

Please note that dates are subject to change.



How Can I Learn More About the Policy Fund and Application?



Join us for an informational webinar:

- July 9, 1-2pm. [Register here](#)
- July 16, 12-1pm. [Register here](#)

For more information or any questions you might have about the Policy Grants, contact Ella Zimbalist at ezimbalist@sff.org.

Policy Fund Grant Application

Open: Friday, June 21, 2024

Close: Friday, August 30th, 2024 at 11:59 PM PST

Below is the application. When ready to submit, please email your document to Ella Zimbalist at ezimbalist@sff.org.

Application

Welcome to the 2025-2027 Policy Fund Grant Application. Thank you for your interest in this opportunity to advance equitable housing solutions in the Bay Area.

The application is meant to help us get to know your site team and better understand your approach and vision for change.

The application is due on Friday, August 30th, 2024. Finalists will be announced in September. Finalists will participate in a site team interview and in the interview and matching process for the PBF Fellows. The awards will be announced in early November and will begin in January 2025.

Need help applying? The Policy Fund is offering Application Grants to local governments who need support in developing their Policy Fund Grant applications. Local government may request an [Application Grant here](#).

I. Basic information

Name of Local Government:

Name of staff contact person for application:

Title:

Government Department:

Email:

Phone Number:

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Name of person providing direct supervision to fellow:

Title:

Government Department:

Email:

Phone number:

Address:

Secondary person providing direct supervision to fellow (in the event the primary person is unavailable), if applicable:

Title:

Government Department:

Email:

Phone number:

Address:

II. Proposal

Please submit a proposal describing the following. Note that there is no minimum or maximum length required. *3 pages should be sufficient but there will be no penalty for going over or under this length.*

1. **Vision, policy priorities, and impact:** Please describe your vision, policy priorities, and anticipated impact. Share why you have chosen to advance these particular policies and whether they are part of a new or continuing effort. Please include whether and how the proposed policies are related to your local government's Housing Element.
2. **Focus on equity:** Please describe how your proposal will improve racial and economic equity in your jurisdiction.
3. **Past efforts:** Please describe the most significant affordable housing preservation and/or production policies or work towards these policies that your city/town has passed in the past 2-5 years. If you have not made significant policy progress, please describe your obstacles.
4. **Stakeholders and community partnership:** Please share your plan to engage your community in the policy process, with a specific emphasis on engaging low-income people and communities of color. Describe the community group that will serve as your lead partner and, if your application is successful, will receive two years of grant funding from the Policy Fund. Identify the key point person as well as a back-up plan in case of any unexpected transition.
5. **Local government leadership and contribution to success of effort:** Please describe what your local government will contribute to ensure the success of this effort. This could include your city/town's track record of equitable housing policies, particular community context, available resources to advance the proposed policy package, or key team members (like staff or electeds) who will support this work. Please also describe how your team sees engaging community as a strategy and asset to advance your specific policy goals. Identify the key point person as well as a back-up plan in case of any unexpected transition.

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III. Approach and Key Milestones

Please explain your approach to passing and beginning successful implementation of your policy package, including: *2 pages should be sufficient but there will be no penalty for going over or under this length. There are no formatting requirements.*

- Key activities and timeline for policy development, passage and implementation, including semi-annual milestones
- Key stakeholders for policy development, passage and implementation
- Your plans for implementing these policies once they are adopted, including timeline, responsible departments/staff and budget

IV. Letters of Support

Please include short letters (no longer than one page) of support for your proposal from the following:

- Your lead community partner: This letter should acknowledge that your community partnership plan was crafted with their input
- Your mayor (if a city) and/or a councilmember
- Your city manager or county administrator
- Optional: Additional key supporting partners who will be part of the Policy Grant effort, such as a key affordable housing developer