

Calling the Bay Area Home: Tackling the Housing Affordability and Displacement Challenge Saturday, February 20, 2016 -- Oakland Marriott City Center		
	COMMENTS -- Discussion and comments were based on these questions: 1) Identify actions to address housing displacement in your community. 2) Discuss the necessary actor(s) for these strategies to be successful, along with any role that regional organizations like MTC and ABAG should play. 3) Consider any potential barriers to implementing these ideas.	Breakout Session
1	Restrictions on Airbnb or rental of any investment units -- limit number of days of renting via Airbnb. Investment properties -- enforcement.	San Francisco
2	Guarantee tenants can return after properties are renovated or demolished. Tenant replacement requirements -- move back guarantees.	San Francisco
3	Ellis Act extensions/reforms	San Francisco
4	Increased density through ADUs (affordable dwelling units)	San Francisco
5	Update rent control ordinance in San Fran. Expand rent control protections to units built before 2009.	San Francisco
6	Improve rent control: base rent increases on the renter's salary. Extend protections to units built prior to 2009. (<i>Mejorar el control del alquiler. Basar el aumento del alquiler en base al salario. Extender proteccion a unidades construidas antes del 2009.</i>)	San Francisco
7	Prioritize the construction of truly affordable housing (below 30% AMI). For each unit of market rate housing build one truly affordable housing unit. (<i>Priorizar que por cada vivienda de lujo, se construya viviendas verdaderamente accesible.</i>)	San Francisco
8	Create policies to decrease rent or increase minimum wage. Per the conference materials, raise the minimum salary to \$38 per hour in order to meet minimum affordability requirements, or decrease the rent to 30% of income. (<i>Subir el salario minimo a \$38.00 p/h o bajar el alquiler para que la clase obrera pueda pagar.</i>)	San Francisco
9	Regional version of jobs-housing fee (San Francisco has one)	San Francisco
10	Look at new finance housing models -- self-determin/ownership/control eq coops (possibly cap international investment)	San Francisco
11	BMR -- smoother, broaden	San Francisco
12	Capture value increase to benefit community	San Francisco
13	MTC use funding to incentivize anti-displacement policies by local jurisdictions	San Francisco
14	MTC as advocate at state level for reforms. EG., Ellis, Costa Hawkins, prop 13 split roles	San Francisco
15	MTC support for subregional tax sharing/impact fee programs	San Francisco
16	Rent Control: The State: Improve/reform the Ellis Act	San Francisco
17	Rent Control: The State: Vacancy control	San Francisco
18	Rent Control: The State: Means-based eligibility (use for preservation)	San Francisco
19	Rent Control: Local jurisdictions: Expand units subject to rent control (RC)	San Francisco
20	New Revenue: Regional: Tax commercial linkage and other impact fees	San Francisco
21	New Revenue: Regional: Holding other jurisdictions responsible	San Francisco
22	New Revenue: Regional: Link OBAG funding to RHNA, compliance in getting the % of affordable units	San Francisco
23	New Revenue: Local: Expand impact fees/ BMR rate at different income levels (use for preservation)	San Francisco
24	Preserve affordability of existing housing stock	San Francisco
25	Preserve affordability in existing housing stock: Regional: TOAH, new preservation fund	San Francisco
26	Preserve affordability in existing housing stock: Regional: Funding for transit-oriented or naturally-affordable existing housing needs non-profit investors	San Francisco
27	Preserve affordability in existing housing stock: Local: First right of refusal for tenants at sale	San Francisco
28	Preserve affordability in existing housing stock: Local: Better management of existing housing stock -- sharing large, single family one-person occupied units	San Francisco