



Wednesday, April 25, 2018
12:00 pm to 2:00 pm

CASA Steering Committee Meeting #3

Bay Area Metro Center
Board Room 1st Floor, 375 Beale Street, San Francisco

CASA Co-Chairs:

- Fred Blackwell, Chief Executive Officer, The San Francisco Foundation
- Leslye Corsiglia, Executive Director, Silicon Valley at Home
- Michael Covarrubias, Chief Executive Officer, TMG Partners

Note: The CASA Steering Committee meeting will start 15 minutes after the preceding meeting of the Metropolitan Transportation Commission adjourns.

Note: This meeting will be webcast live on the Metropolitan Transportation Commission's website:
<http://mtc.ca.gov/whats-happening/meetings>

For information regarding CASA Steering Committee meetings, contact Wally Charles at wcharles@bayareametro.gov or 415-820-7993. For more information about the CASA process, visit the website at <http://mtc.ca.gov/CASA>.

Agenda

12:00 pm	I.	Welcome and Announcements
12:10	II.	Tax and Fiscal Policy Workshop
1:10	III.	Update on Technical Committee's Work in March/April <ul style="list-style-type: none">• Summary of Action Ideas and Voting Results• Calendar from May to July 2018
1:25	IV.	Update on the Community Engagement Process
1:35	V.	Discuss How Best to Engage the Steering Committee
1:45	VI.	Public Comment
2:00		Close

Attachments:

1. Summary of Action Ideas and Voting Results (March 28th Technical Committee Meeting)
2. CASA Action Plan Calendar – March to July 2018
3. Update on Outreach and Engagement Activities
4. CASA Compact Framework

CASA Technical Committee, March and April 2018

Table 1: Summary of Votes on Select Action Ideas Presented at the March and April Technical Committee Meeting

	Strongly Agree	Agree w/ Reservations	Neutral or Abstain	Disagree but Will Go Along	Strongly Disagree
Production					
Reform Green Building Regulations	9 38%	14 58%	1 4%	0 0%	0 0%
Promote Accessory Dwelling Units	19 76%	5 20%	1 4%	0 0%	0 0%
Limit Impact Fees	4 17%	9 38%	2 8%	4 17%	5 21%
Enable "Missing Middle" Housing	6 30%	11 55%	2 10%	1 5%	0 0%
Add a RHNA Category for "Missing Middle"	7 39%	6 33%	5 28%	0 0%	0 0%
Rezone Single-Family Neighborhoods to Allow Duplexes, Triplexes and Fourplexes	13 72%	4 22%	0 0%	1 6%	0 0%
Relax Strict Liability Laws for Multi-Family Development	8 47%	6 35%	3 18%	0 0%	0 0%
Protection					
Adopt Just Cause Eviction Policy	9 43%	8 38%	2 10%	1 5%	1 5%
Adopt Anti-Gouging Policy	11 48%	9 39%	3 13%	0 0%	0 0%
Adopt Rent Stabilization for New Construction	4 18%	4 18%	4 18%	5 23%	5 23%
Adopt Rent Stabilization (not New Construction)	6 30%	5 25%	5 25%	1 5%	3 15%
Fund Right to Legal Counsel for Tenants	12 71%	4 24%	1 6%	0 0%	0 0%
Fund Short-Term Rental Assistance Programs	16 80%	3 15%	1 5%	0 0%	0 0%
Require Landlords to Pay Relocation Costs for No-Fault Just Cause Evictions	13 62%	3 14%	5 24%	0 0%	0 0%

Action Plan Calendar –March to July 2018

CASA -- Action Plan Calendar	March	April	May	June	July
<u>Meeting Dates</u> Technical Committee Steering Committee	Wed, March 28th	Wed, April 18 Wed, April 25th	Wed, May 23rd	Wed, June 20th	Wed, July 18 th Wed, July 25 th
KEY ELEMENTS OF CASA COMPACT Working Draft List					
Protection Working Group (Jennifer Martinez and Linda Mandolini)					
1. Permanent anti-rent gouging rent cap w/ catch-up provision	X				
2. Stronger just cause eviction requirements	X				
3. Tenant Services and right to counsel		X			
4. Short-term rental and relocation assistance			X		
5. Rent stabilization incentives for landlords			X		
Preservation Sub-Working Group					
6. Regional tracking and notification system				X	
7. Flexible housing preservation fund				X	
8. Promote preservation of affordability at the local level a. One to one replacement b. First right of refusal c. Capacity-building and education				X	
9. Tax on vacant and under- utilized units			X		
Production WG (Denise Pinkston and Derecka Mehrens)					
10. More types of housing in different neighborhoods	X			X	

Action Plan Calendar –March to July 2018

11. Reduce Net Cost of New Construction <i>Includes:</i> <i>a) Innovation and use of technology</i> <i>b) Growth in professional and construction workforce</i> <i>c) Limiting impact fees</i> <i>d) Green building reform</i>	X	X			
12. Entitlement Reform to Reduce Delay and Improve Compliance with State Law <i>Includes:</i> <i>a) Permit Streamlining</i> <i>b) CEQA Reform</i> <i>c) RHNA Reform</i>				X	
13. Fiscal Incentives and requirements for local jurisdictions		X			
Production WG – Affordable Housing Sub-WG					
14. Affordable housing production fund			X		
15. Tailored policy and implementation toolkit for local jurisdictions			X		
16. Public and Surplus Land for Affordable Housing				X	
End					



TO: CASA Technical Committee

DATE: April 18, 2018

FR: Ken Kirkey, MTC

RE: Update on Outreach and Engagement Activities

Public engagement is facilitated through several communications-related activities, including a [CASA project webpage](#), news and information on the MTC and ABAG websites, and a mailing list to disseminate information to the public. In addition, Technical Committee members are themselves a wealth of information. Members were selected because of their expertise, including knowledge of issues facing their constituents. The CASA process anticipates that Technical Committee members will continue to engage with their constituents directly, person-to-person and organization-to-organization, throughout the process.

This memo provides an update on recent activities related to community and local jurisdiction engagement. For more details, please contact Ken Kirkey, Planning Director, at kkirkey@bayareametro.gov.

Planned Activities

CASA will support the following outreach and engagement activities in 2018:

- In order to engage traditionally underrepresented communities, MTC will provide resources to four community-based organizations (CBOs) to convene small group discussions with local community leaders to review the Technical Committee's potential solutions for the ongoing regional housing affordability crisis and to provide their input. The CBOs will host two rounds of outreach meetings in their communities (spring and fall 2018).
- In order to further engage local jurisdictions in the CASA process, MTC/ABAG will conduct the following outreach activities with support and guidance from the CASA Co-Chairs:
 - The CASA Co-Chairs will distribute an anonymous survey to policymakers and key staff in planning and housing departments at all 110 local jurisdictions in the Bay Area. The survey will solicit input on unique challenges facing communities that experience different market conditions, access to regional transportation, and pace of jobs growth.
 - The CASA Co-Chairs and MTC/ABAG will meet periodically with policymakers on the Steering Committee to keep them updated on the progress of the Technical Committee, test politically challenging ideas and seek input on potential pitfalls. Chairs of the ABAG Regional Planning Committee (RPC) and the RPC Housing Sub-Committee also will join these monthly meetings.
 - The CASA Co-Chairs will attend "listening sessions" hosted by the mayors/councilmembers of San Jose, San Francisco, Oakland and Santa Rosa to solicit input from a broad range of stakeholders. All committee members will be invited to join the Co-Chairs on these listening sessions around the region.
 - MTC/ABAG staff will attend standing meetings of the MTC/ABAG boards and committees to brief policymakers and staff on the progress of the CASA effort. These

meetings may include the MTC Commission, ABAG Executive Board, and key staff in local planning and housing departments.

CBO Outreach

MTC worked with Technical Committee members to identify four CBOs to engage underrepresented communities in the region. The CBOs include:

- Monument Impact in the East Bay
- Sacred Heart Community Service in the South Bay
- Youth United for Community Action in the West Bay
- North Bay CBO to be determined

MTC anticipates that CBOs will be under contract by the end of April, and conduct their first of two outreach events in May. The format for these events will be designed by the CBOs in consultation with MTC staff. It is expected that CBOs will identify and host a discussion with a small group of 20 to 25 community leaders. All events will be hosted and conducted in a language selected by the CBOs.

MTC anticipates that the first round of events will focus on reviewing the Technical Committee's proposed action plans and providing input. Participants will be encouraged to think broadly about the housing crisis impacting their neighborhoods. The second round of events, anticipated in fall, will be an opportunity for participants to review and provide input on the emerging package of strategies, before it is finalized by the CASA committees.

Survey

MTC/ABAG staff are developing the survey with input from CASA Co-Chairs, policymakers, key local jurisdiction staff, and the ABAG RPC Housing Sub-Committee. The survey is anticipated to be distributed to all councilmembers, supervisors, planning and housing department heads, and city administrators in the region in mid- to late-May. Staff anticipate that the results will be presented to the Technical Committee at its July meetings.

Policymaker Check-Ins

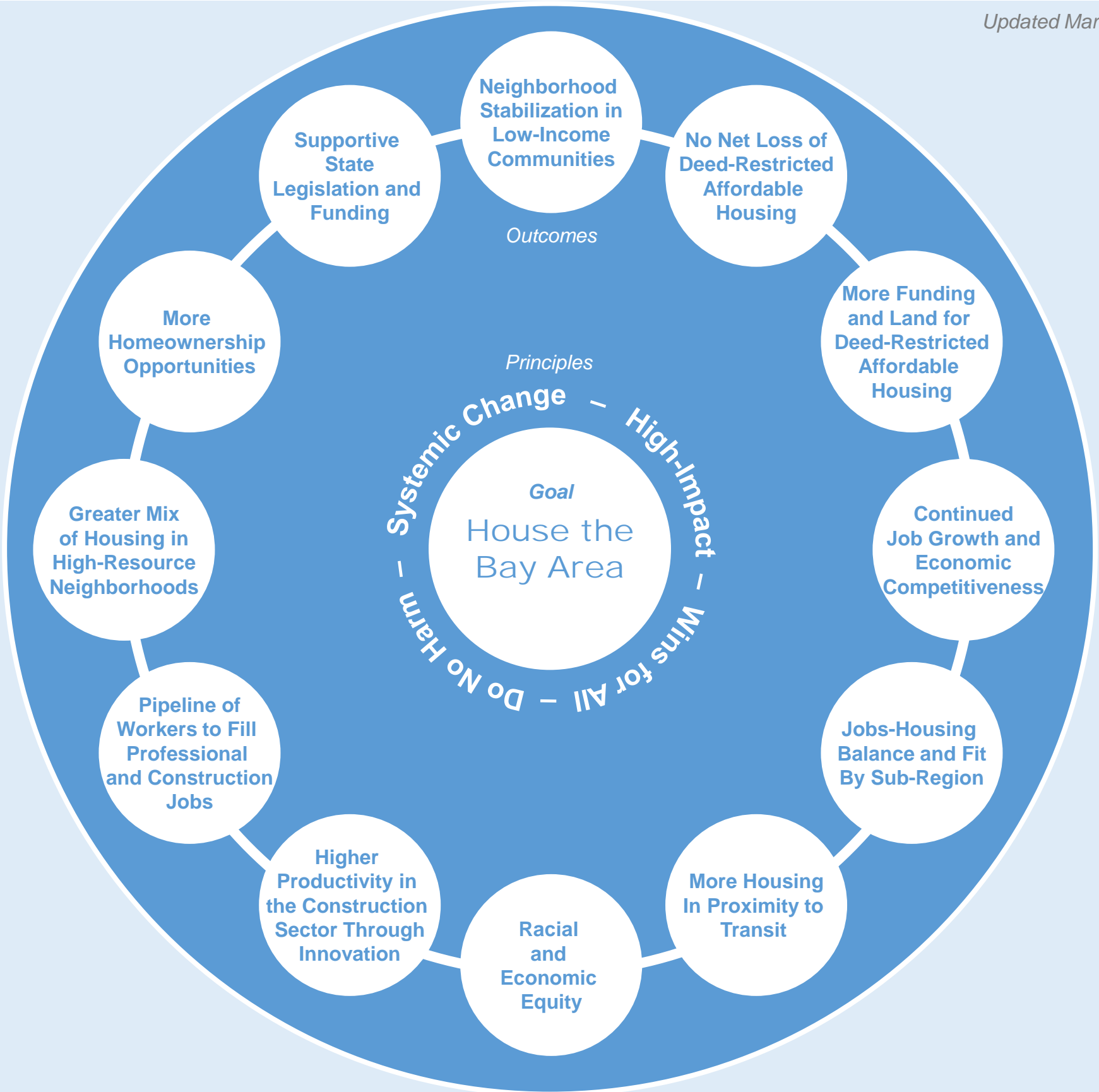
MTC/ABAG plan to host monthly check-ins with policymakers on the Steering Committee (and chairs of RPC and RPC Housing Sub-Committee).

Listening Sessions

The four listening sessions will be held in the fall when the Technical Committee is anticipated to have developed a preliminary package of strategies.

Attending Standing Meetings

MTC/ABAG staff provided an update to the ABAG Executive Board in March. Staff have also attended a meeting of planning directors in Alameda County. Staff plan to attend a planning directors' meeting in each of the nine counties by the end of May.



Produce

+/-

Preserve

+/-

Protect

+/-

Numeric Targets

35,000 Housing Units / Year
14,000 of Which are Affordable to Lower-Income and 7,000 to Moderate-Income Households

30,000 Affordable Units
26,000 of Which are Market-Rate Affordable Units, and 4,000 are At-Risk Over the Next 5 Years

300,000 Lower-Income HHs
Who are Extremely Rent-Burdened (they spend more than 50 percent of their income on housing)

“Lenses”

Timeframe

Geography

Level of Effort

Near-Term

PDA

Early Wins

Medium-Term

Opportunity Site

Low-Hanging Fruit

Long-Term

High-Opportunity Area

Big Ideas

Typology of Actions



Requirements /Regulations



Policy /Implementation Tools



Funding /Resources



State Legislation



Outreach /Advocacy





Updated April 9, 2018

Protection

1. **Permanent anti-gouging rent cap w/ catch-up provision** (part of Costa-Hawkins reform)
2. **Stronger just cause eviction requirements** (part of Costa-Hawkins reform)
3. **Tenant services and right to counsel**
4. **Short-term rental and relocation assistance**
5. **Rent stabilization incentives for landlords**

Preservation

6. **Regional tracking and notification system** (for expiring deed-restricted units and naturally-affordable units)
7. **Flexible housing preservation funding** (incl., incentives for code compliance)
8. **More preservation at the local level** (incl., one-to-one unit replacement requirement, first-right-of-refusal to non-profit organizations and tenants, and capacity-building and education)
9. **Tax on vacant and under-utilized units and parcels** (esp., within TOD areas)

Production (market-rate and affordable)

10. **More types of housing in different neighborhoods** (incl., ADUs in single-family neighborhoods, affordable housing in high-opportunity neighborhoods, and higher-density housing outside PDAs)
11. **Lower net cost of new construction** (incl., innovation and use of technology, growth in professional and construction workforce, limiting impact fees, and reform of green building requirements)
12. **Entitlement reform to reduce delays and improve compliance with state law** (incl., permit streamlining, CEQA reform, and RHNA reform)
13. **Fiscal incentives and requirements for jurisdictions** (incl., infrastructure funding and financing tools, and transportation funding conditions)

Production (affordable)

14. **Affordable housing production funding** (Incl., new sources of regional funds)
15. **Tailored policy and implementation toolkit for local jurisdictions** (incl., Redevelopment 2.0)
16. **Public and surplus land for affordable housing** (incl., enforcement of state surplus land laws)