



Wednesday, January 17, 2018
11:00 am to 2:00 pm

CASA Technical Committee Meeting #6

Yerba Buena Conference Room
Bay Area Metro Center, 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: This meeting will be webcast live on the Metropolitan Transportation Commission's website:
<http://mtc.ca.gov/whats-happening/meetings>

For information regarding CASA Technical 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

11:00 am	I.	Welcome and Announcements <ul style="list-style-type: none">• Agenda Overview and Meeting Goals (Fred Blackwell)• Information on Regional Housing Fund of the Chan Zuckerberg Initiative , Facebook, The San Francisco Foundation, and The Ford Foundation (Caitlyn Fox, Fred Blackwell)
11:25	II.	CASA Housing Strategies (Attachment B) <ul style="list-style-type: none">• CASA Compact Framework (Fred Blackwell)• <i>Working Session:</i> 15 Key Elements of the CASA Compact (Moderators and Jennifer LeSar)• Magnitude of the CASA Undertaking (Steve Heminger)• Next Steps (Jennifer LeSar)
1:30	III.	Draft 2018 Work Plan (Attachment C) Jennifer LeSar, Vikrant Sood
1:40	IV.	Public Comment Ken Kirkey
1:55	V.	Summary and Next Steps <ul style="list-style-type: none">• Next Steering Committee meeting on January 24th, 12:30pm to 2:30pm• Next Technical Committee meeting on February 14th, 11am to 2pm
2:00		Close

Attachments:

- A. Summary of Post-It Notes from December 13th 2017 Technical Committee Meeting
- B. CASA Housing Strategies Presentation
- C. Draft 2018 Work Plan

CASA - The Committee for Housing the Bay Area	
December 13, 2017, Technical Committee Meeting Notes	
<i>Note: The number before the comment refers to the post-it from which it was copied. Multiple, distinct comments on one post-it were separated out, which is why more than one comment may have the same post-it number.</i>	<i>Note: If a name was written on the post-it, it is provided at the end of the comment.</i>
GOALS	MUST HAVES
(1) Adopt policies across the region that encourage (vs. require) the production and preservation of housing at all income levels.	(1) Acknowledge that affordable housing is the highest priority.
(1) Educate the public and elected officials about the inter-connectedness of all aspects of housing production.	(6) New production of housing and transportation does not increase displacement and protects our lowest-income residents. (Matt Schwartz, CHPC)
(2) Quadruple housing production within the next 5 years	(10) Support for development on public land.
(3) Remove barriers to housing production in a way that incentivizes producing housing across a range of income levels, especially middle- and low-income options.	(15) Solutions must reflect the broad-based sentiments of the Bay Area to have a chance of implementation.
(4) Increase home-ownership by low- and moderate-income persons / families.	(21) Solutions that do not break the Bay Area economy.
(5) Preserve the diversity of the Bay Area by protecting at least 300,000 new households from displacement.	(26) Preserve existing affordable housing, rehabilitate existing affordable housing, and construct new affordable housing.
(6) Provide Bay Area jurisdictions with new tools, incentives and disincentives to ensure that increased housing production addresses existing deficits for housing affordable to lower-income households as well as future needs. (Matt Schwartz, CHPC)	(26) Consider public housing when addressing affordable housing.
(7) Hoping for action and implementation. (Rich Gross)	(27) Strong system to create housing at all income levels, with priority for low- and middle-income.
(8) More low-income families should have the opportunity to own their own home, building stability.	(28) Enough housing for all income levels.
(9) Acknowledge that while increasing supply (across income levels) is necessary, it will take a number of years to make an impact, and needs to be coupled with protection strategies.	(28) Inclusive process for implementation to get to a grand bargain (communication, community organizing, legislation, and state action).
(10) Implement Plan Bay Area by growing equitably, sustainably, and rapidly.	(28) Support policies and actions that advance middle wage workers and provide opportunities for low-income residents to be housed and able to compete in the job market.
(11) Raise \$1.4 billion in revenue for affordable housing.	(28) More strategies for more rural and smaller cities.
(12) Ensure that low-income communities and communities of color can stay and thrive in the Bay Area.	(30) Avoid unrestricted commercial growth.
(13) Advance diversity, equity, and inclusion so that everyone has a home in the Bay Area.	(31) Prioritize affordable housing on public lands throughout the region.
(14) Need new tools to protect low-income people so they can continue to live in the Bay Area.	(32) Solutions cannot be unfunded mandates to cities with no (or little) resources to help produce the housing.
(14) Develop a wide range of housing including for low- and middle-income households, and the homeless.	(33) Maintain labor standards for all housing production. (Andreas Clover)
(15) Multi-pronged solutions that will move the production of housing forward with real impact (measured by the number of actual units constructed by 2020).	(33) Create career pathways into the building trades for local and disadvantaged residents. (Andreas Clover)
(16) Stabilize gentrifying neighborhoods to slow displacement.	(34) Clearly define, quantify targets (impact and scale) for the grand bargain.
(17) Strong consequences for cities that refuse to carry their fair share (of housing).	(35) Multi-sector commitment to secure new, scalable sources of funding for affordable housing.
(17) Strong protections against displacement.	(36) More funding for affordable housing and more affordable housing in the region.
(18) Need a regional approach to governance, cooperation, providing incentives to advance the 3 Ps.	(37) \$1.4 billion annual funding for new affordable housing in the Bay Area.
(18) Need big ideas that can be implemented at scale, and capture a wide spectrum of households (low- and middle-class).	(37) Condition transportation funding on affordable housing and anti-displacement outcomes.
(18) Need an expedited approach to solving the housing affordability crisis.	(39) Build upon SB35 rather than eroding it.
(19) Remove barriers to increasing housing at all income levels.	(40) Expand workforce systems for construction that opens the door for good jobs in residential development.

(20) Balanced residential and jobs growth.	(41) Expand ability of tenants to secure new policies in cities to protect them from displacement.
(21) Help improve the built environment.	(42) Remove policies that slow down or increase the cost of building more housing, or building housing for all income segments.
(21) Make sure that solutions don't break the Bay Area economy (need to understand the implications).	(43) Significant tenant protections.
(21) Produce more housing.	
(22) Remove barriers and reduce costs to construct housing at all income levels.	
(22) Meet and exceed the housing goals in Plan Bay Area.	
(23) Find a path to build enough housing to house all Bay Area residents at all income levels (must include funding mechanisms that are broad-based, and incentives for building housing).	
(23) Do not penalize or punish developers or workers of housing.	
(24) Jobs-housing fit.	
(24) The housing developed must reflect the income level of residents.	
(25) Separate out "just cause evocation" and "rent control".	
(25) Form a working group of renters and homeowners to a consensus.	
(26) Create more housing at all income levels.	
(26) Develop a regional framework to incentivize or force the production of more housing in all communities.	
(29) Address the broken residential building workforce system. (Scott Littlehale, Carpenters Association)	
(29) Create affordable housing opportunities for workforce in the residential building industry. (Scott Littlehale, Carpenters Association)	
(29) Link streamlined and restructured financing for housing production with working / living standards or construction workers. (Scott Littlehale, Carpenters Association)	
(31) Raise \$500 million annually for protection and preservation to address displacement.	
(36) Provide more places for people at all income levels to live in the region.	
(38) More homes, and more variety of homes.	
(38) Ensure that solutions are feasible for leaders in small cities, advocates, and decision-makers.	

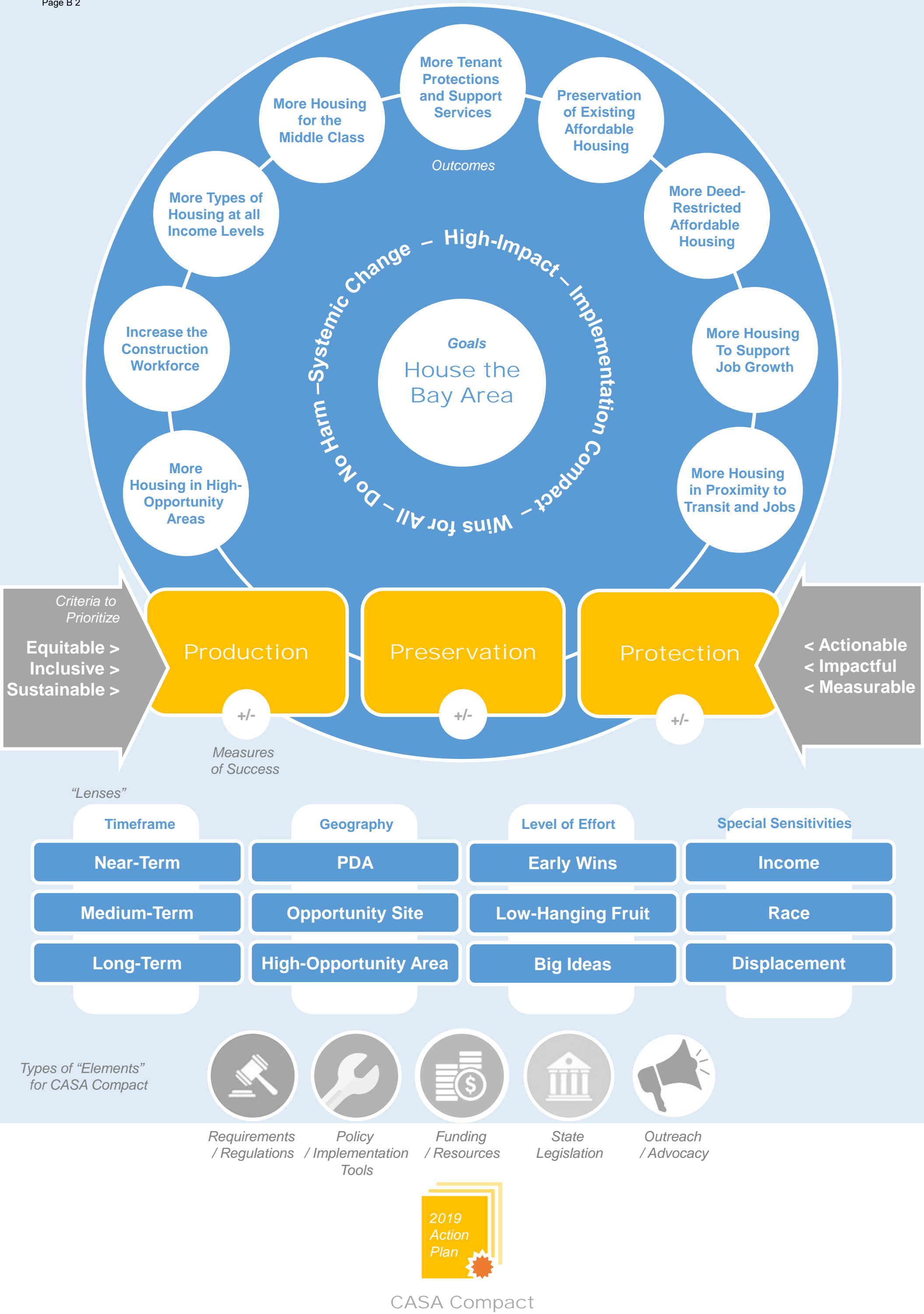
Overview

- 1. CASA Compact Framework**
 - A. Goals and Outcomes**
 - B. Criteria and Measures of Success**
 - C. Lenses and Types of Strategies**
 - D. CASA Compact**
- 2. Magnitude of the Undertaking**
- 3. Key Elements of the CASA Compact**
- 4. Next Steps**



CASA Compact Framework

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Magnitude of the Undertaking

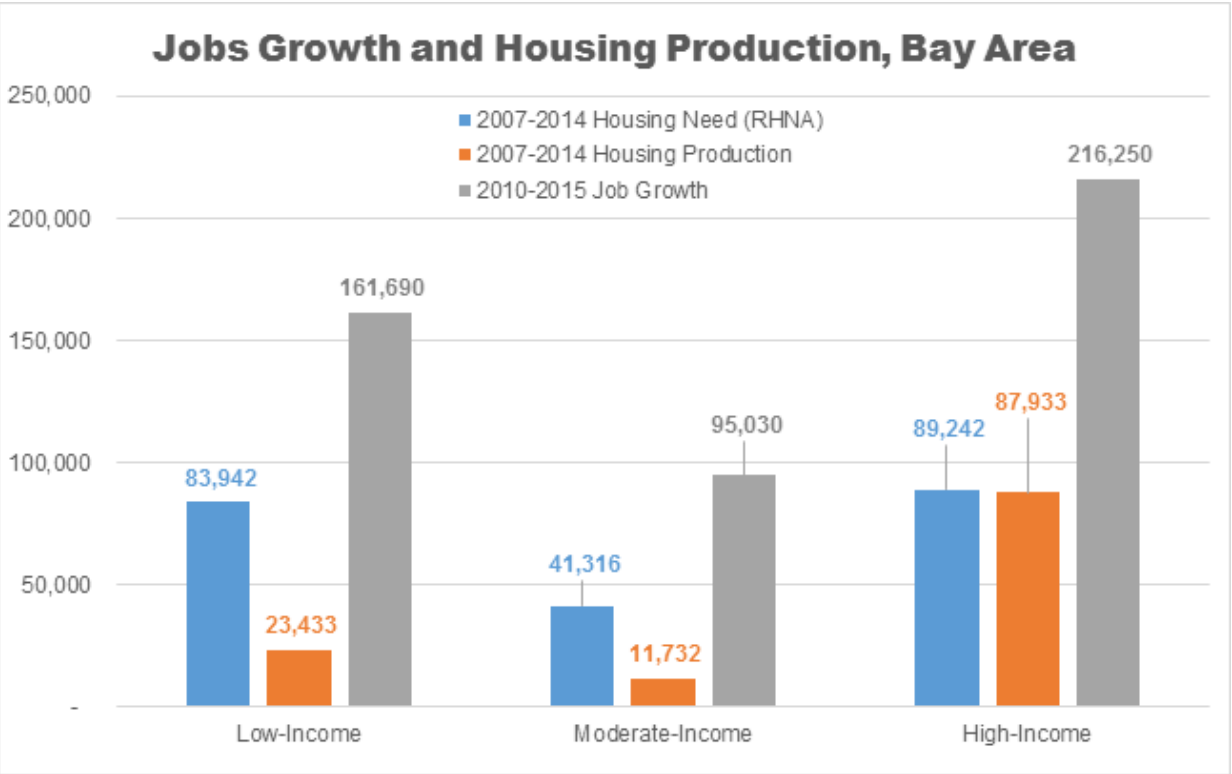
- Plan Bay Area 2040 projects the region will add **820,000 new homes** and **1.3 million new jobs by 2040**.
- Approximately **77 percent of the new homes** and **55 percent of the new jobs** will be in **Priority Development Areas (PDAs)**.
- The region built on average **18,000 homes** per year between 2000 and 2015.
- PBA 2040 projects the region will build **35,000 homes** per year between 2030 and 2040.

Select PBA 2040 Performance Targets

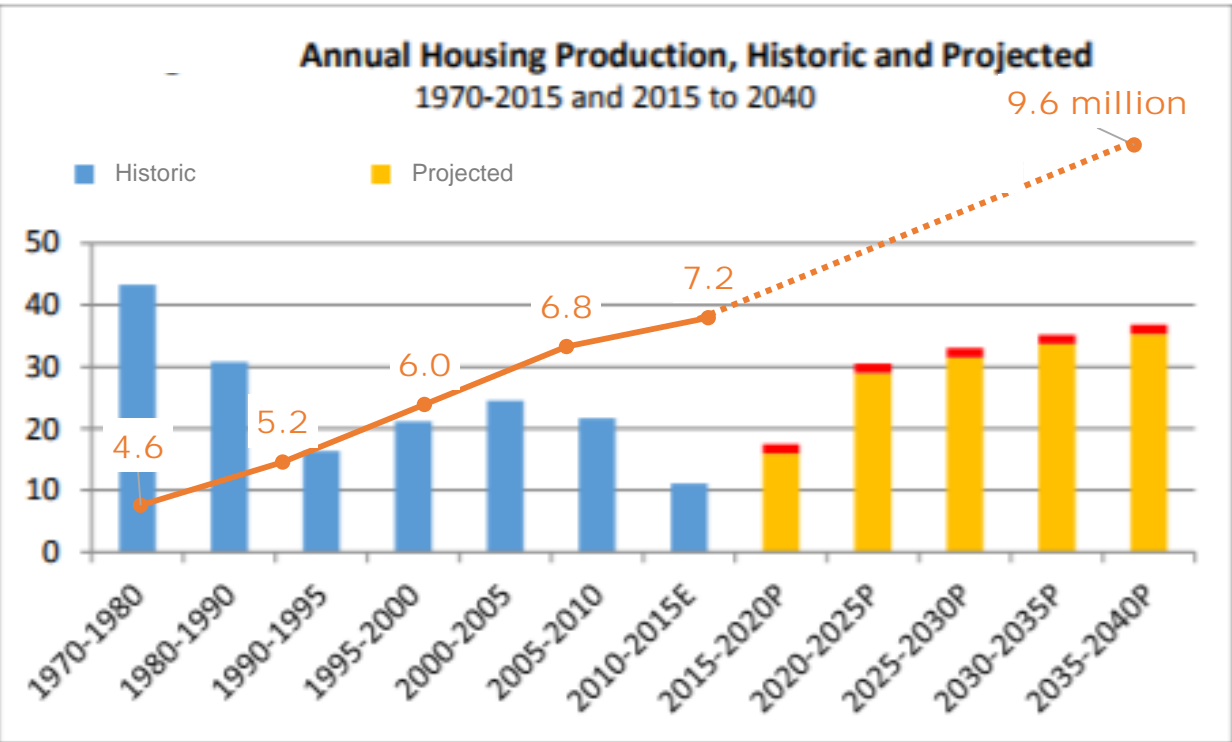
1. **Decrease the share of low-income resident’s household income consumed by transportation and housing by 10 percent.**
PBA 2040 projects these costs will increase by 13 percent.
2. **Increase the share of affordable housing in PDAs and TPAs, or high-opportunity areas by 15 percent.**
PBA 2040 projects the share to increase by 3 percent.
3. **Do not increase the share of lower-income renter households in PDAs, TPAs, or high-opportunity areas that are at risk of displacement.**
PBA 2040 projects the share to increase by 5 percent.

Housing and Population Growth in the Bay Area

- A. The region’s population was 4.6 million in 1970 and is projected to grow to 9.6 million by 2040.
- B. PBA 2040 projects the region will ramp up to building 35,000 homes per year between 2030 and 2040.
- C. By comparison, the region built 42,000 new homes per year between 1970 and 1980.



Source: MTC/ABAG compilation of data



Source: US Census Bureau, CA Department of Finance, ABAG analysis, PBA 2040 Supplemental Reports

- Given historic trends, doubling the region’s housing production to 35,000 homes will be a big undertaking.
- Even then, jobs and population growth is anticipated to outpace housing production.
- Estimates of funding needed to build a sufficient number of deed-restricted affordable units range from \$1 billion to \$3 billion annually.

Key Elements of the CASA Compact

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Tenant Protection

1. **Permanent anti-gouging rent cap**
2. **Stronger just cause requirements for evictions**
3. **Tenants' right to counsel**
4. **Address Costa-Hawkins**

Preservation

5. **Notification system for expiring deed-restrictions**
6. **Housing preservation fund**
7. **One-to-one replacement of units**

Production (market-rate and affordable)

8. **Housing opportunities in more neighborhoods**
(especially high-opportunity neighborhoods)
9. **Cost reduction** (from codes, fees, regulations, and review process) **and offsets for fees**
10. **Housing production incentives for jurisdictions**
11. **Building permit approval time limited to 2 years max.**

Production of Affordable Housing

12. **Affordable housing fund** (w/ regional or local sources)
13. **Policy tools for building more housing** (supply-side strategies)
14. **Public and surplus land for affordable housing**
15. **Enforcement of state surplus land laws**

January 2018 Technical Committee Meeting
Draft 2018 CASA Work Plan
By Committee Meetings
Updated: January 10, 2018

	Steering Committee Meetings		Technical Committee Meetings	
	<i>Fourth Wednesdays, generally 12pm to 2pm</i>		<i>Third Wednesdays, 11am to 2pm</i>	
January 2018	January 24th (12:30-2:30)	1. State Housing Legislation Updates – David Chu, Scott Weiner 2. CZI-TSFF Initiative Update – Caitlyn Fox and Fred Blackwell 3. Review and approve CASA Strategy Framework 4. Key Elements of the CASA Compact 5. Review and approve 2018 CASA Workplan	January 17th	1. CZI-TSFF Initiative Update – Caitlyn Fox and Fred Blackwell 2. Review and approve CASA Strategy Framework 3. Key Elements of the CASA Compact 4. Review and approve 2018 CASA Workplan
February			February 14th	1. Review policy action template 2. Presentation on Policy and Action Research Scopes 3. Potential Workshop on Timely State Housing Legislative Issue
March			March 21st	1. First 1/3 of Key Element Action Plans for Discussion/Approval
April	April 25th	1. Overview of PBA 2040 Performance and Housing Action Plan 2. First Round Key Element Action Plans for Discussion/Approval a. Update on remaining Action Plans to be generated 3. Overview of upcoming community engagement	April 18th	1. Second 1/3 of Key Element Action Plans for Discussion/Approval
May	First round of regional community outreach and engagement to occur after May 16th TC meeting		May 16th	1. Final 1/3 Key Element Action Plans for Discussion/Approval
June			June 20th	1. Community Outreach report back 2. Prep work related to creating first draft of CASA Compact <ol style="list-style-type: none"> Identifying final areas of agreement and disagreement Confirming next steps

	Steering Committee Meetings		Technical Committee Meetings	
	Fourth Wednesdays, generally 12pm to 2pm		Third Wednesdays, 11am to 2pm	
July	July 25 th	1. Community Outreach report back 2. 1st Progress Review of CASA Compact; including areas of agreement and disagreement	July 18 th	1. 1st Progress Review of CASA Compact; including areas of agreement and disagreement
August	<i>No Meetings</i> Second round of regional community outreach and engagement to occur			
September	September 26 th	1. <i>Community Outreach report back</i> 2. <i>Timelines for 2019 Legislative Cycle</i> 3. 2nd and Final Review of CASA Compact; including areas of agreement and disagreement 4. <i>Next Steps</i>	September 19 th	1. <i>Community Outreach report back</i> 2. 2nd and Final Review of CASA Compact; including areas of agreement and disagreement
October	October 24 th	1. Presentation on final CASA Compact 2. <i>Telephone Poll Results</i>	October 17 th	1. Presentation on Final CASA Compact 2. <i>Telephone Poll Results</i>
November	<i>No Meetings</i>			
December	Year End Celebration December 12th, 2018 <i>11:30am to 2:30pm</i>			