

CASA

The Committee to House the Bay Area

Only the most aggressive policies can help address the region's housing affordability and equity challenges

54

Percent of household income

Even w/ PBA 2040, between 2005 and 2040
Housing costs will rise by **12-13 percent points**
while
Transportation costs will rise **1 percent point.**

67

Percent of household income

H + T Costs
For Lower-Income
Households

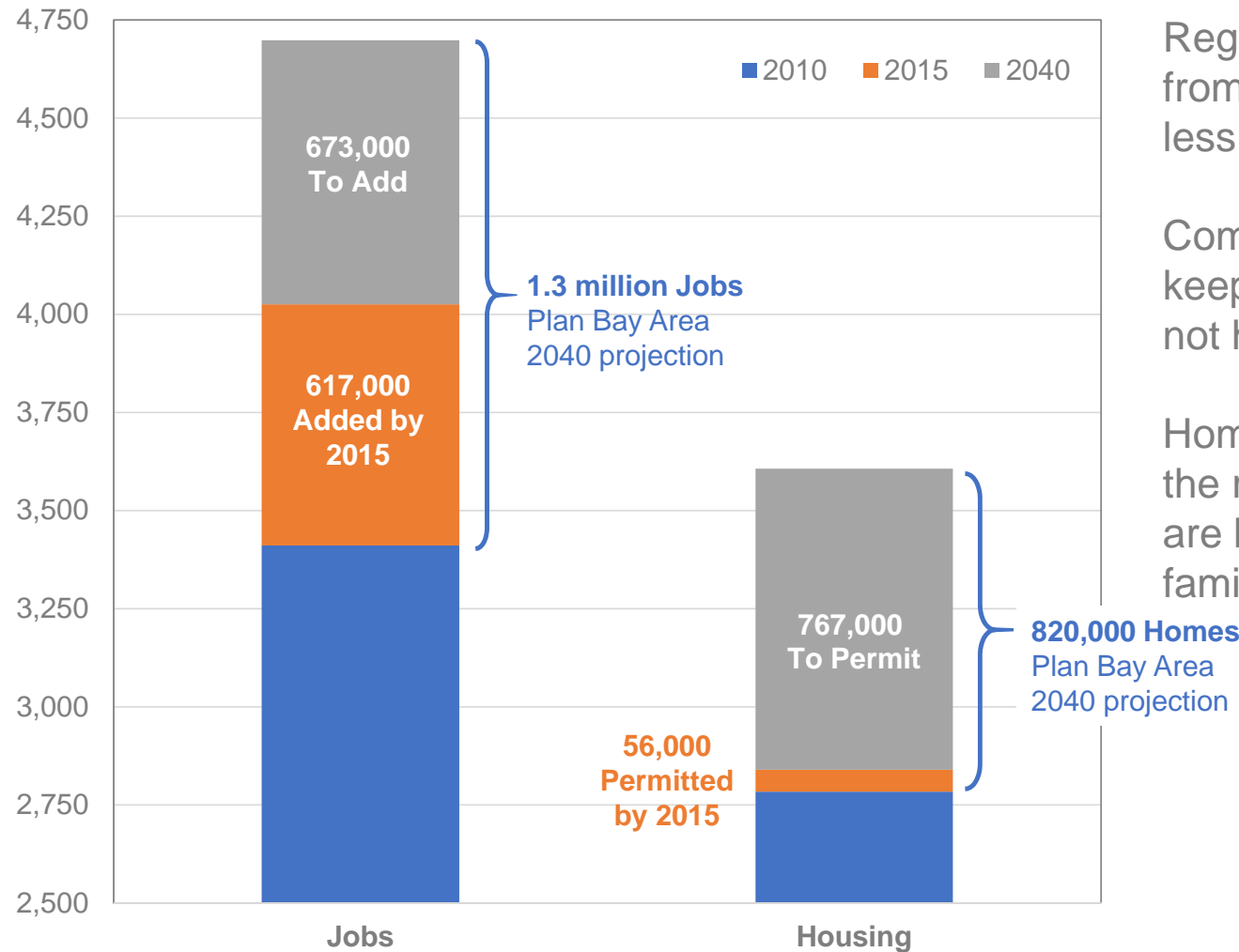
2005

H + T Costs
For Lower-Income
Households

2040

Job Growth Outpaced Housing Permits Regionwide From 2010-2015

Source: PBA 2040 Growth Forecast and Projections



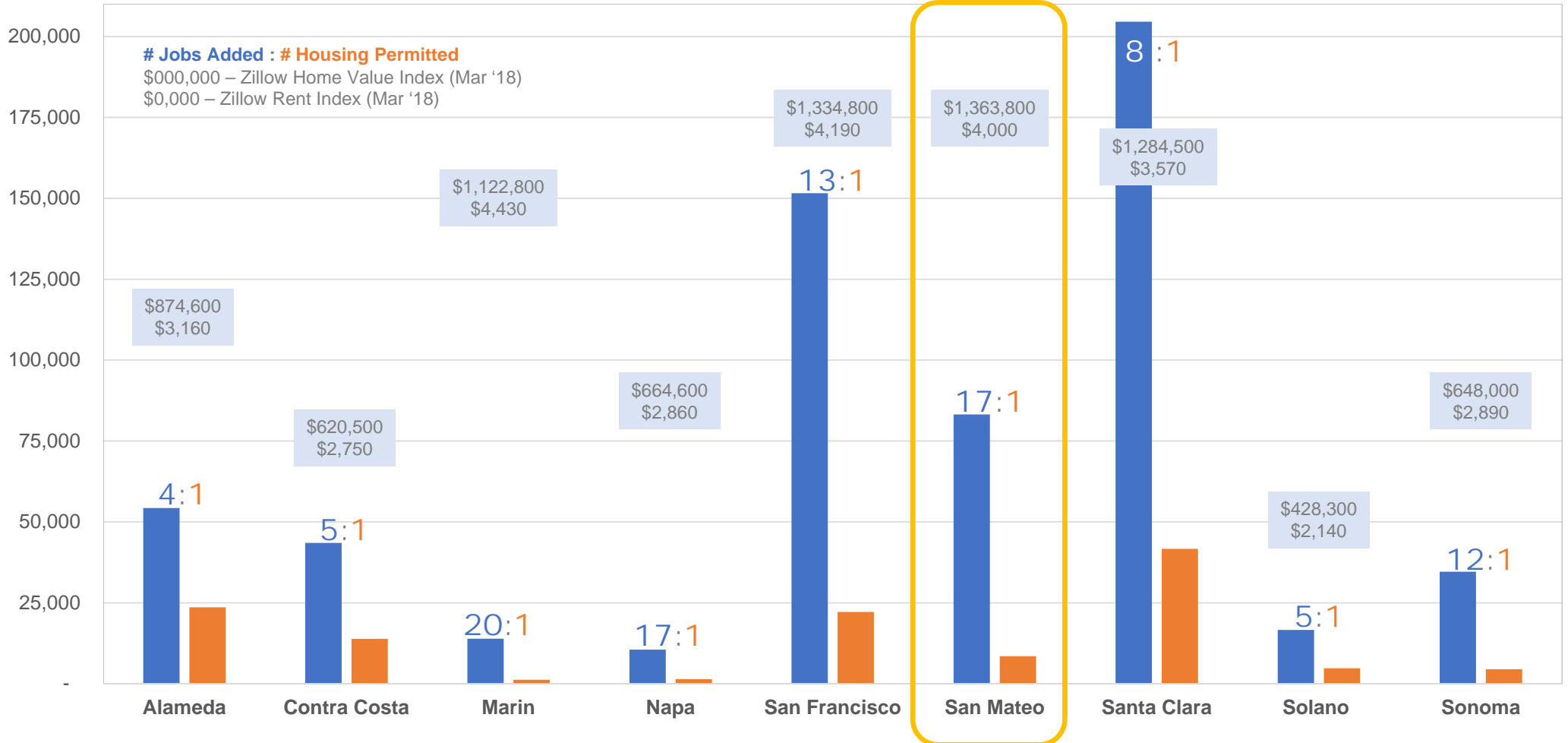
Region added over 600,000 jobs from 2010-2015, but permitted less than 60,000 homes.

Commercial development is keeping pace with demand but not housing.

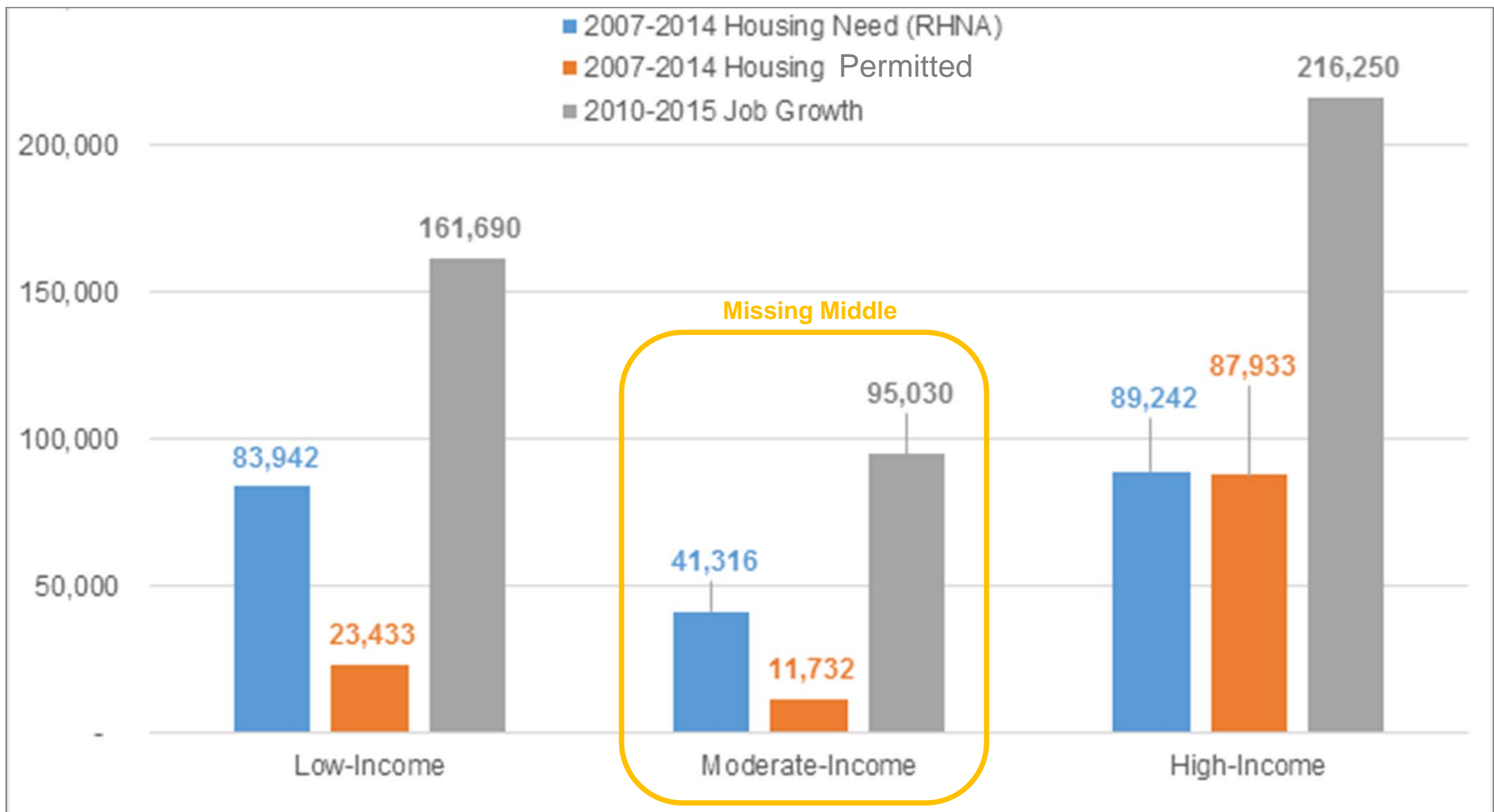
Homelessness has grown across the region; rents and home prices are beyond the reach of most families.

San Mateo Added 1 Housing Unit for Every 17 Jobs Between 2010 to 2016

Source: Jobs – California County Economic Forecast, 2017-2050, Transportation Economics Branch, California Department of Transportation; Housing – E-5 Population and Housing Estimates for Cities, Counties, and the State, California Department of Finance



Affordable Housing Permits Are Lower Than Identified Need



Lower-Income Households Are Most Impacted

Lower Income Tracts

Greater than 39% of Households are considered Low Income.

- Not losing LI Households, or Very Early Stages
- At Risk of Gentrification or Displacement
- Undergoing Displacement
- Advanced Gentrification

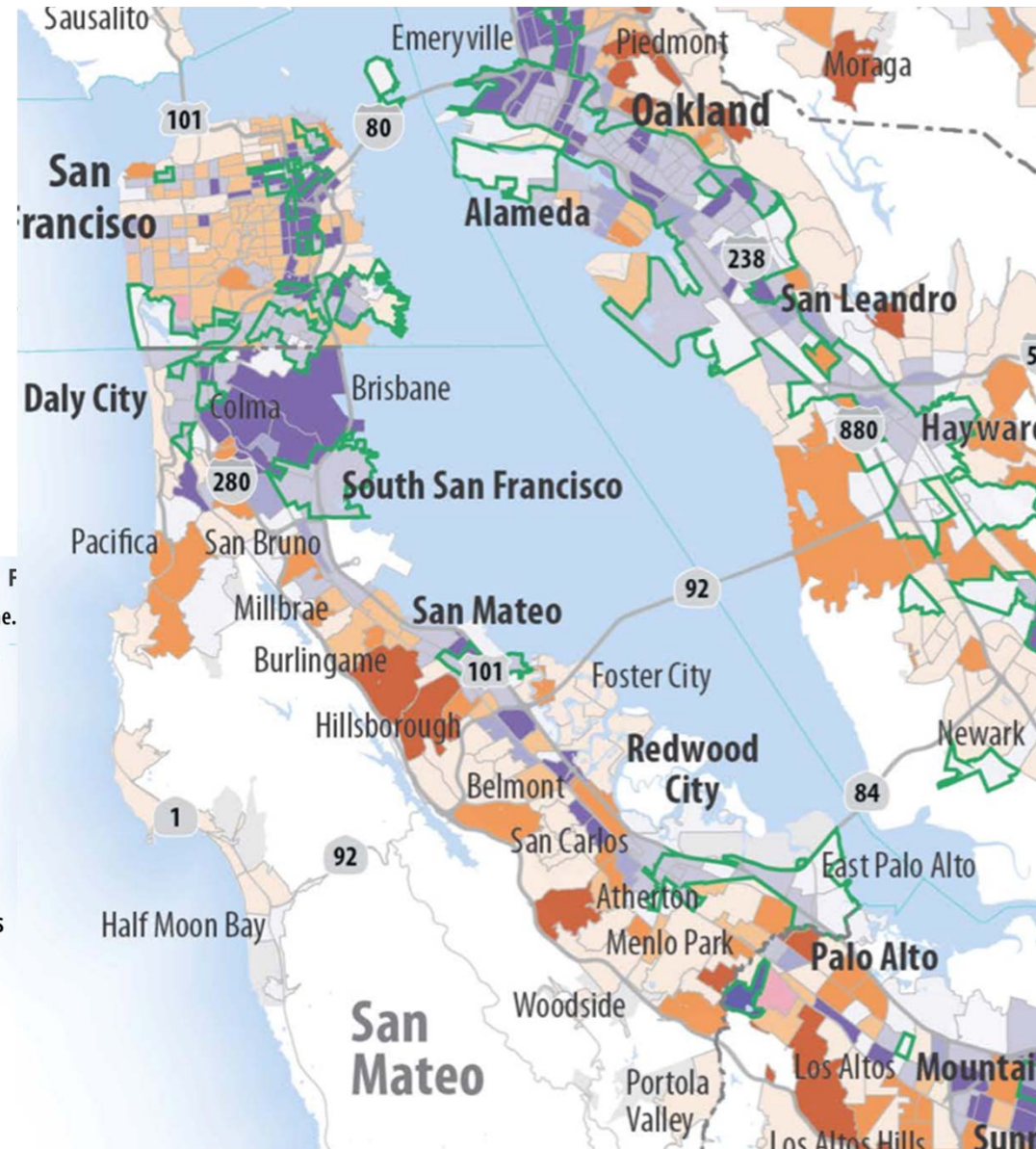
Moderate to High Income Tracts

Less than 39% of Households are considered Low Income.

- Not Losing LI Households, or Very Early Stages
- At Risk of Displacement
- Undergoing Displacement
- Advanced Exclusion

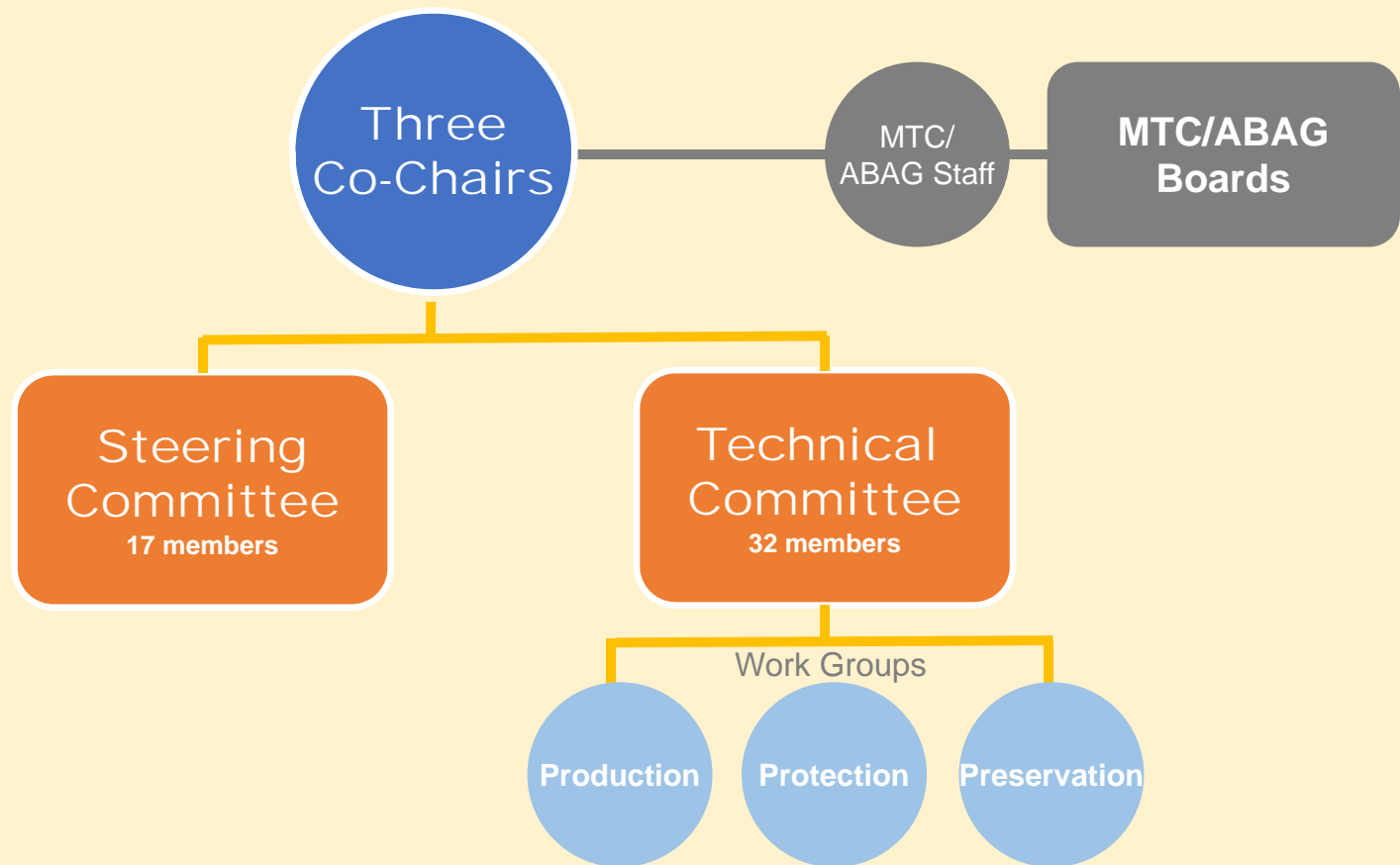
About this Data:

<http://www.urbandisplacement.org/>



Blue-Ribbon Committee

Convened by MTC to Find “Game-Changing” Solutions



It Will Take More than One Strategy to Fix the Crisis



*Regulatory
Relief*



*Policy
Toolkit*



*Funding
/Resources*



*State
Support*



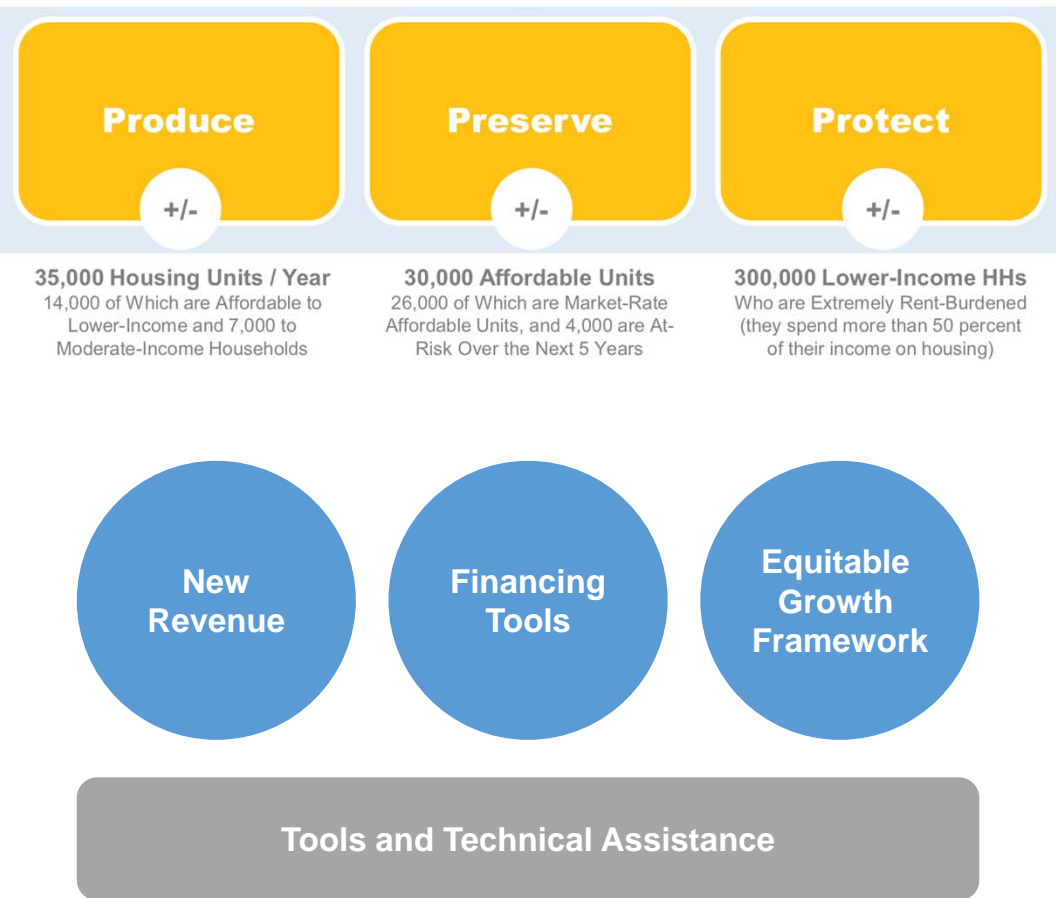
*Awareness
/Engagement*

Protection

Preservation

Production

CASA Targets and Key Components of the Compact



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)

Local Jurisdiction Engagement

Survey

(May/June)

- Input from elected officials and staff
- Local jurisdiction perspective on:
 - Barriers and challenges related to housing (i.e., funding, market strength)
 - Effectiveness of existing programs (i.e., OBAG)
 - Resources needed to accelerate compliance with state housing laws

Advisory Group

(Monthly)

- *Purpose* – input from elected officials
- *Membership* – elected officials on CASA Steering Committee and chairs of RPC and RPC-Housing Sub-Committee

Open Houses

(Early 2019)

- Listening sessions hosted by mayors in the cities of San Jose, San Francisco, Oakland and Santa Rosa

Meetings

(Ongoing)

- ABAG Executive Board
- Bi-annual BAPDA meetings
- Meetings with planning and housing directors in each county
- CMA presentations

Key Milestones

Summer/Fall 2018

Identify and Prioritize Strategies

Fall 2018

Negotiate Compact

Winter 2018

Telephone Poll and Outreach

Early 2019

Legislative Package to the State

For more information:

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www.mtc.ca.gov/casa

