



Update on Efforts to Tackle the Housing Crisis

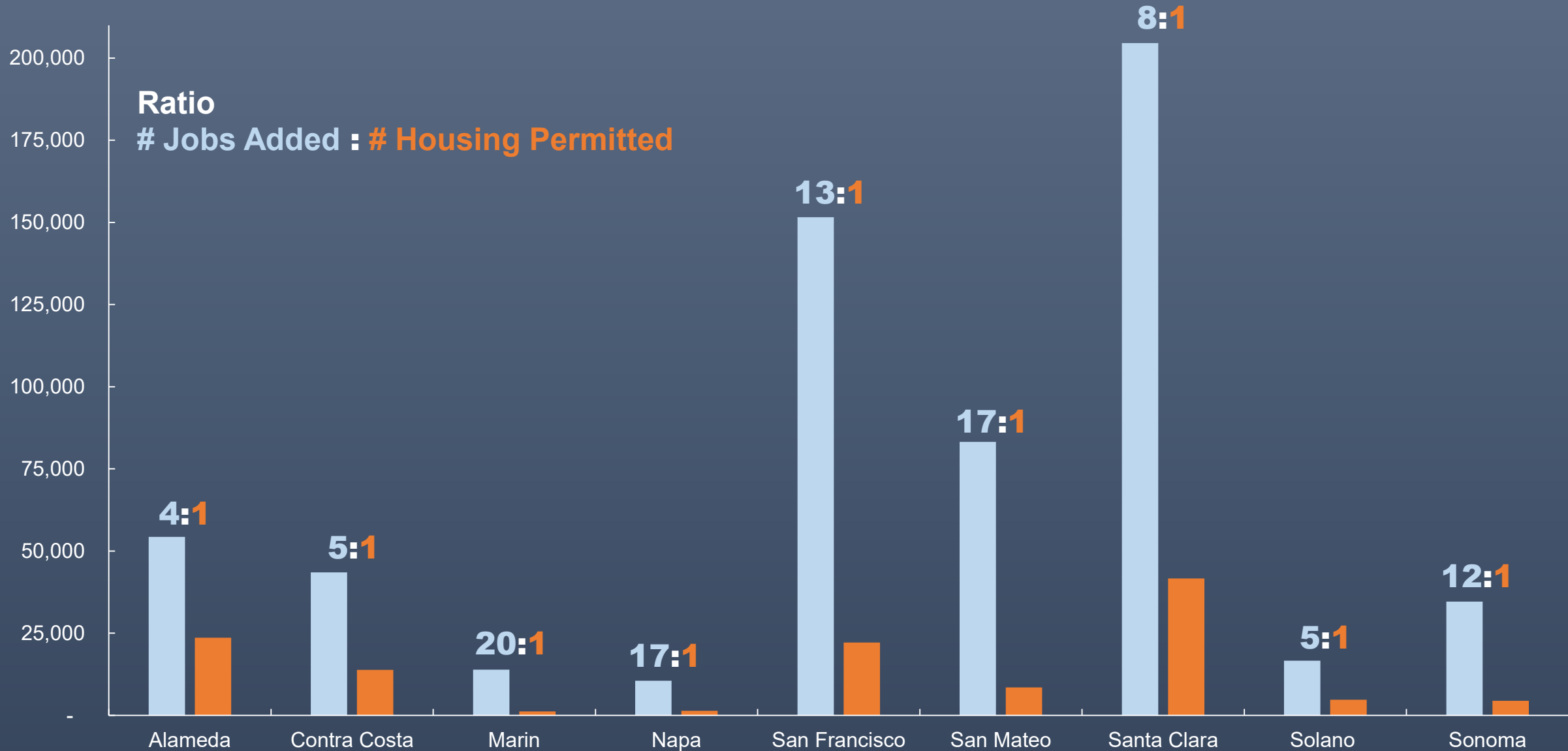
Presentation to Home for All

March 22, 2019

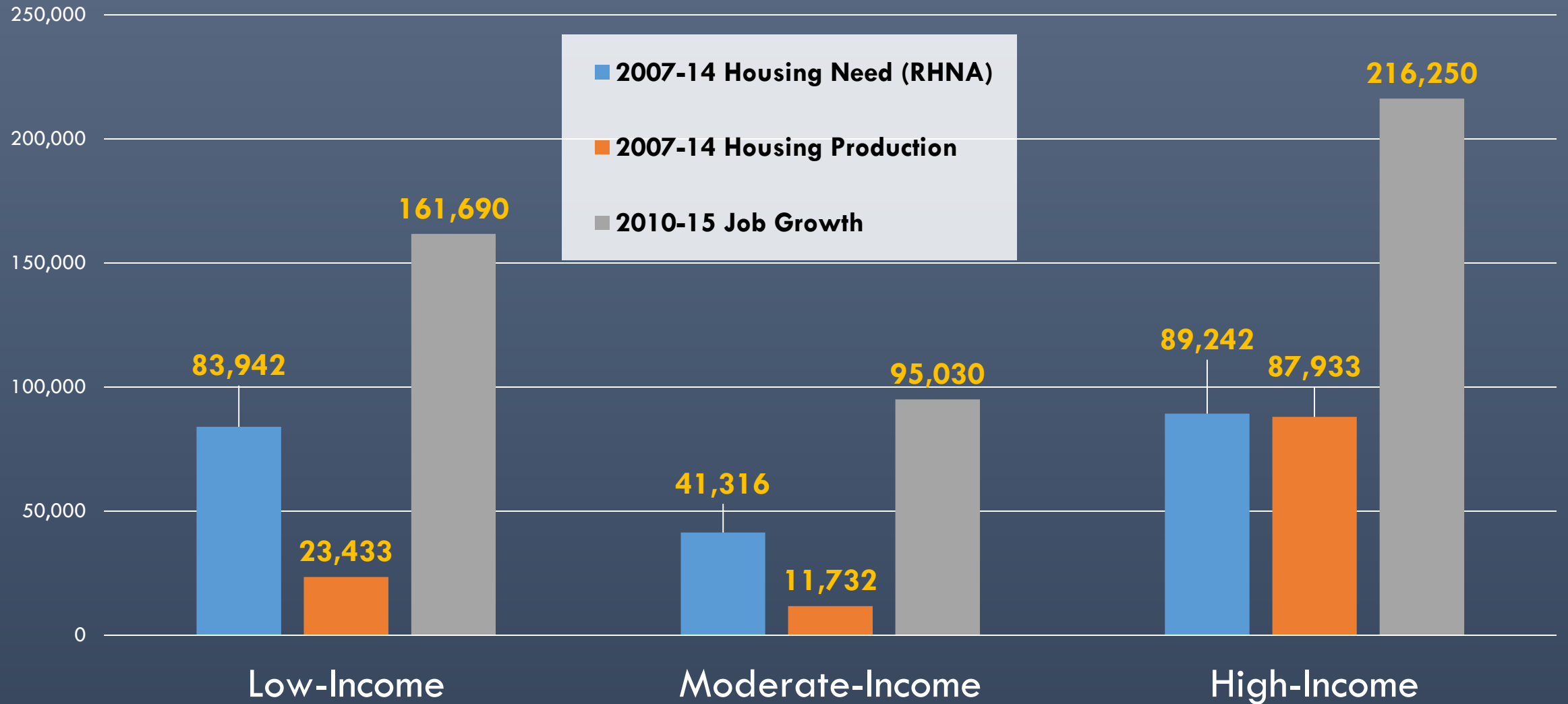


ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Job Growth Far Surpassed New Housing Between 2010 to 2016



The Region Has Not Built Enough Housing to Meet Demand



WHAT IS CASA?



COMMITTEE TO HOUSE
THE BAY AREA

CASA was a panel of Bay Area leaders across various sectors convened by MTC and ABAG in 2017 to address the region's housing affordability crisis by identifying and unifying behind bold, game-changing ideas.

CASA PREAMBLE – 3 P'S

The Bay Area faces a housing crisis because we have failed at three tasks:

- Failed to **produce** enough housing for residents of all income levels
- Failed to **preserve** existing affordable housing
- Failed to **protect** current residents from displacement



CASA COMPACT

An Emergency Policy Package
to Confront the Housing Crisis
in the San Francisco Bay Area

December 2018



Adopted by CASA Steering Committee in December 2019

- Elements 1, 2 & 3: Protection
- Element 4: Remove Barriers to ADUs
- Elements 5, 6 & 7: Production Initiatives
- Element 8: Surplus Public Land
- Element 9: Potential Funding Sources
- Element 10: Regional Housing Enterprise

For details visit

<https://mtc.ca.gov/casa>

CASA IS COMPLETE.

WHAT ARE WE DOING NOW?

- We are forming a Housing Legislative Task Force comprised of two city representatives from each of the nine counties, plus one county to provide input on housing legislation that can inform ABAG/MTC advocacy efforts.
- We will be analyzing bills and bringing forward recommendations to ABAG/MTC over the next few months based on input from Task Force and other stakeholders.



2019 LEGISLATIVE UPDATE

- Housing is Issue #1 this year, led by Governor Newsom who has proposed \$750 million in funding for local and regional agencies to plan for housing and pay for infrastructure.
- There are currently over 200 housing bills that have been introduced that address a wide range of issues, spanning across the 3Ps.
- Many, but not all, are authored by Bay Area legislators.
- Most are statewide in scope and do not have a sunset date.



SHORT LIST OF 2019 HOUSING BILLS

Protection	
AB 36 (Bloom)	Loosens Costa-Hawkins to allow rent control for single family & newer multi-family
AB 1481 (Bonta) – spot bill	Just cause eviction
AB 1482 (Chiu) – spot bill	Anti-rent gouging
SB 18 (Skinner)	Tenant access to counsel and emergency rent assistance
Production	
AB 1483, AB 1484 (Grayson)	Transparency on fees/restrictions on changing fees
AB 1486 (Ting)	Surplus land for housing
SB 4 (McGuire)	CEQA exemption for transit-oriented projects; modest upzoning near transit
SB 50 (Wiener)	Upzoning near transit stations, high-quality bus, and job-rich areas
SB 330 (Skinner)	Declares housing emergency to 2030; prohibits downzoning in some areas
Preservation/Funding	
ACA 1 (Aguilar-Curry)	Lowers vote threshold for housing measures to 55%
SB 5 (Beall)	Allows ERAF funds to be invested in affordable housing & infrastructure
SB 128 (Beall)	Allows issuance of TIF bonds without voter approval