



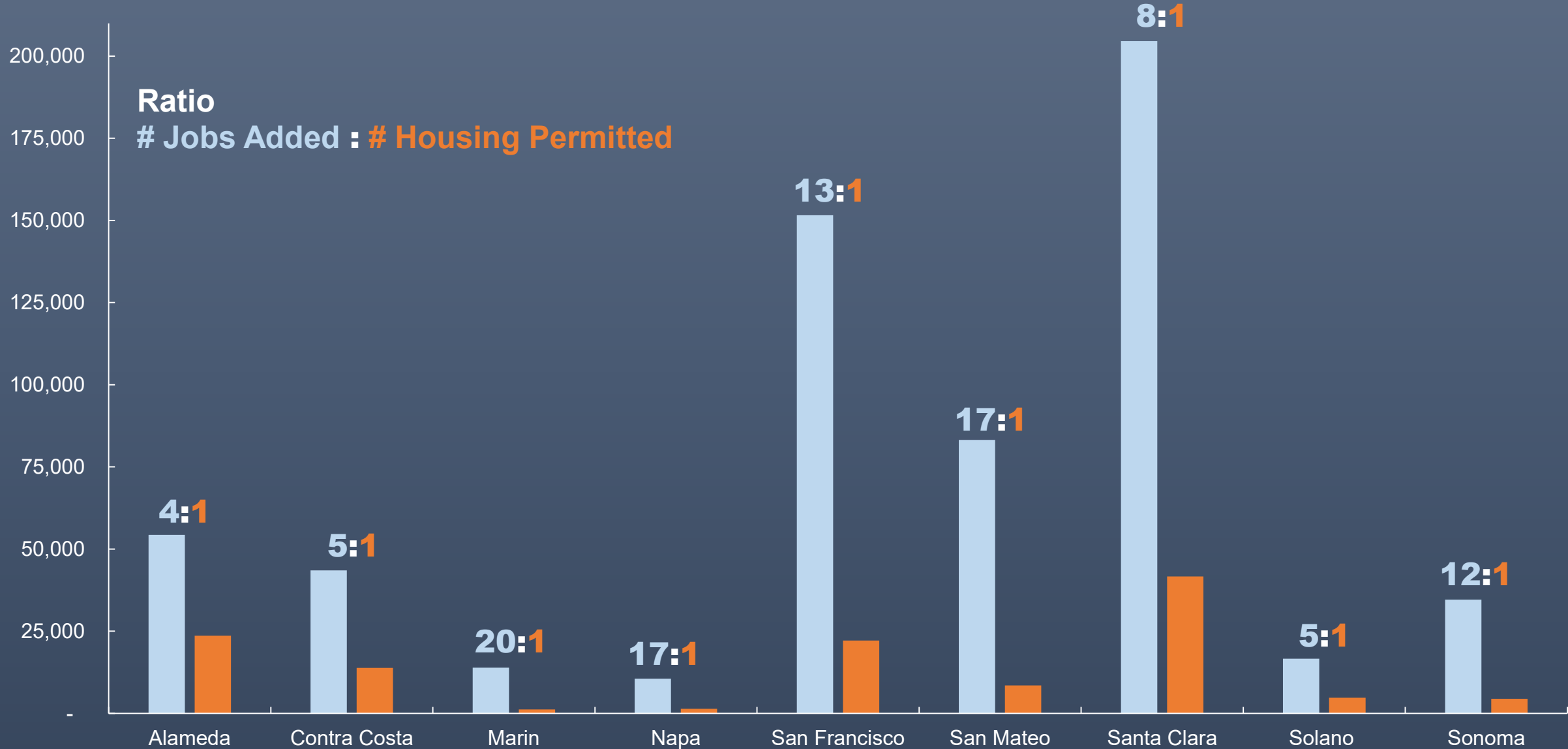
CASA Overview & Update on Efforts to Tackle the Housing Crisis

May 2019

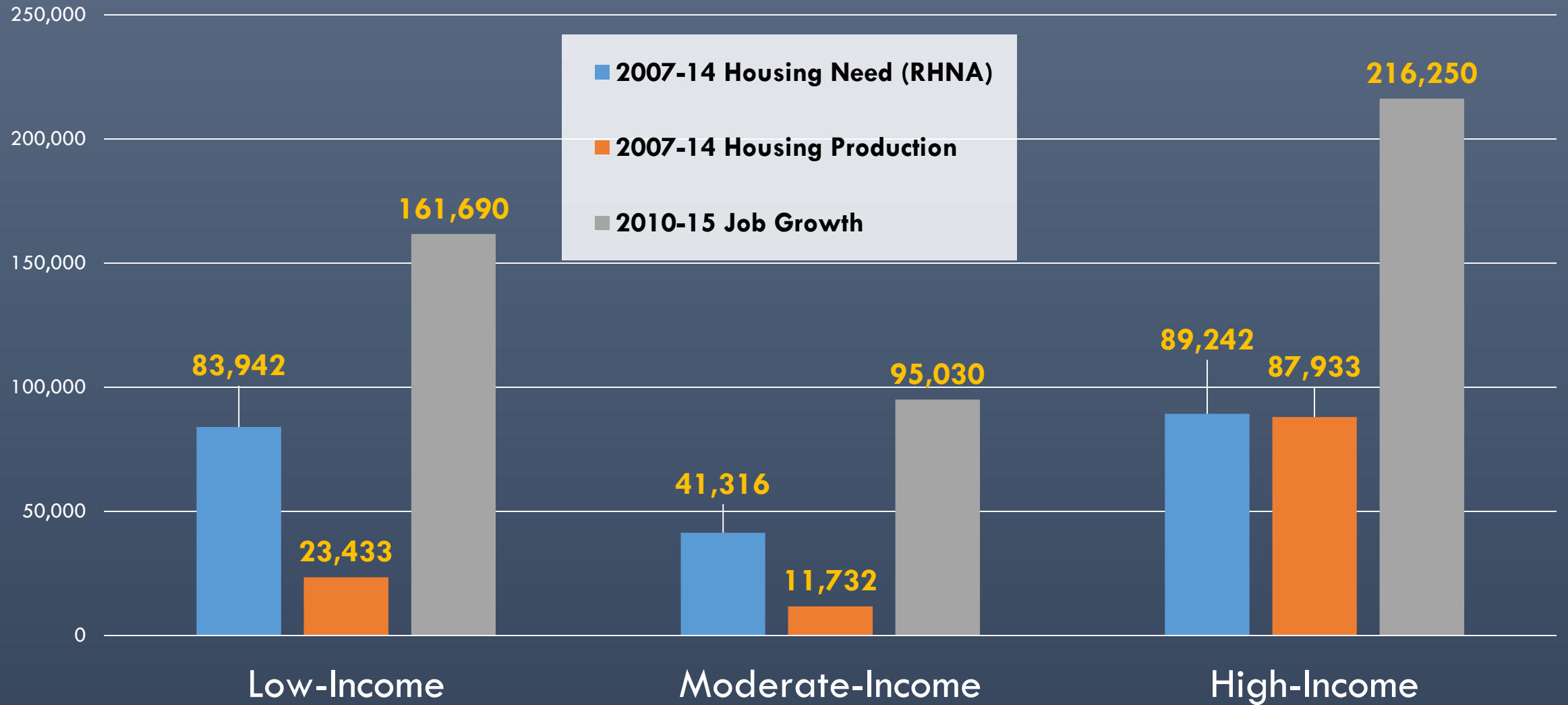


ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Job Growth Far Surpassed New Housing Between 2010 to 2016



The Region Has Not Built Enough Housing to Meet Demand





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



CASA

Adopted by CASA Steering Committee in December 2018

- 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>

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.
- Over 200 housing bills were introduced addressing 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.
- While many bills have missed a committee deadline and are no longer active this year, over 80 are moving forward.



HOUSING LEGISLATIVE WORKING GROUP

- ABAG & MTC convened a Housing Legislative Working Group comprised of two city representatives from each of the nine counties, plus one county to provide input on housing legislation that can inform the agencies' advocacy efforts.
- The HLWG met five times in April & early May.
- Meeting materials and videos of meetings can be found here mtc.ca.gov/hlwg/meetings
- Based on input received from HLWG, other stakeholders and staff's own analysis, staff made recommendations on 15 housing bills to the ABAG/MTC Legislation Committee, incorporating a number of suggestions into recommended amendments.



ABAG/MTC LEGISLATION COMMITTEE ACTION

Protection		Recommendation
AB 1481 (Bonta)/ AB 1697 (Grayson)*	Just cause eviction – requires written notice for specified reasons	Support
AB 1482 (Chiu)	Anti-rent gouging	Support
SB 18 (Skinner)	Tenant access to counsel and emergency rent assistance	Support
Production		
SB 13 (Wieckowski),	ADUs: Fee waivers, Owner-Occupancy, Replacement Parking, Amnesty	Support if amended
AB 68 (Ting)	ADUs: Replacement parking, setback requirements, permits	Support and seek amendments
AB 69 (Ting)	Small home building standards	Support
AB 1483 (Grayson)	Housing data/Transparency	Support and seek amendments
AB 1486 (Ting)	Surplus land for housing	Support if amended
SB 6 (Beall)	Add local sites to statewide surplus land inventory	Support

* Bill is not advancing

Production (cont'd)		Recommendation
SB 50 (Wiener)*	Upzoning near transit & job-rich areas	Support if amended
SB 330 (Skinner)	Prohibits downzoning in some areas; accelerates project approvals; relaxes building standards for occupied buildings	Seek amendments
AB 1485 (Wicks)	Streamlining for “missing middle” moderate income units	Support
Preservation/Funding		
AB 1487 (Chiu)	Establishes the Housing Alliance for the Bay Area (HABA), authorizing it to place various funding measures on the ballot for affordable housing and tenant protection	Seek amendments
AB 11 (Chiu)*	Redevelopment 2.0; authorizes a city, city and county or group of cities to for affordable housing infrastructure agencies and use tax-increment finance for housing and other needs, subject to state approval	Support and Seek Amendments

*Designated as a two-year bill, so will not progress further until 2020 session

