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# **HOUSING** **THEBAY**

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# Produce, Preserve, Protect: How Will Our Region's Compact Transform California?

- **Leslye Corsiglia**, Executive Director, SV@Home
- **Alicia Aguirre**, Council Member, Redwood City Council
- **Ben Metcalf**, Director, California Department of Housing and Community Development
- **Nancy Skinner**, Senator, California State Senate
- **Scott Wiener**, Senator, California State Senate
- **Bill Witte**, Chairman and CEO, Related California

# CASA: The Committee to House the Bay Area

Leslye Corsiglia  
Executive Director  
Silicon Valley At Home

May 7, 2019



# What was CASA all about?

- Geography-- Nine-County Bay Area
- Timeframe- 15 Year Emergency
- Focus– the three Ps
  - Production of both market rate and affordable homes
  - Preservation of existing affordable homes
  - Protection from gentrification and displacement
- Diverse Coalition
- Shared Agreement– the status quo is not working



# Where'd we end up?

10-point compact that:

- Streamlines and increases housing production for all
- Preserves existing affordable homes
- Protects tenants from unjust evictions and rent gouging



# What now?

- Compact Approved in December of 2018
- Now moves to Sacramento
  - Bay Area or Statewide?
  - 15-Year package or longer?
- Three Ps Coalition
  - Keeping the coalition together
  - Working to support all three P bills



# Housing: The Heart of Strong, Vibrant Communities

Ben Metcalf  
Director,  
California Department of Housing and Community Development  
May 10, 2019  
Housing the Bay Summit



# California's Housing Issue in a Nutshell

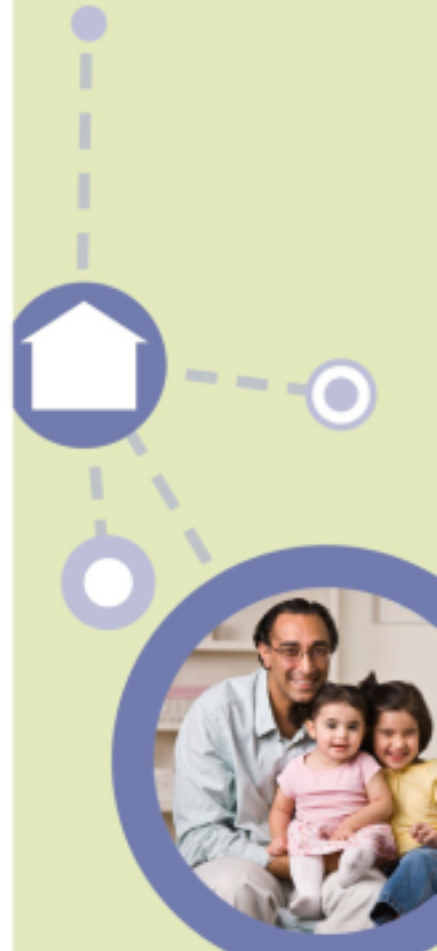
- Some 3.5 million housing units are needed here in California in the next five years.
- We are building a quarter of what we need.
- Latest DOF Data Shows Continued Decline in Housing Permits





# Our Focus & Approach

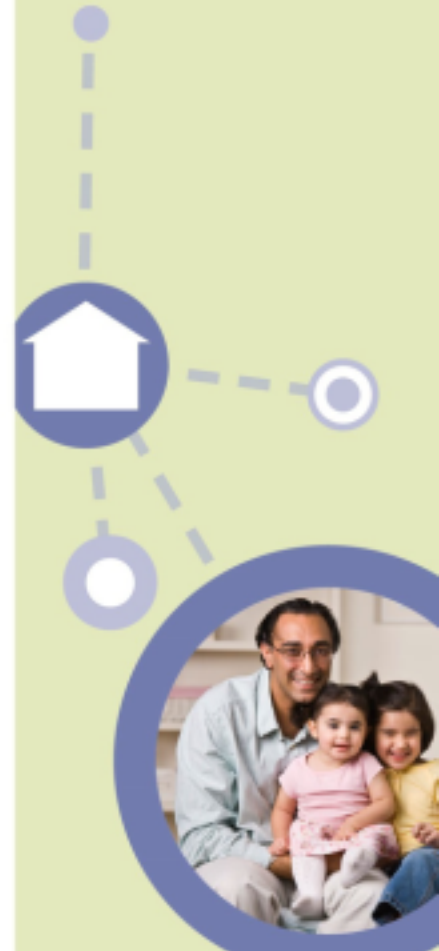
- Implement a Greatly Strengthened Statewide Policy Agenda
- Strategically Invest Funding Resources And Leverage Their Impact



# California Housing Policy:

## *Regional and Local Housing Element Plans*

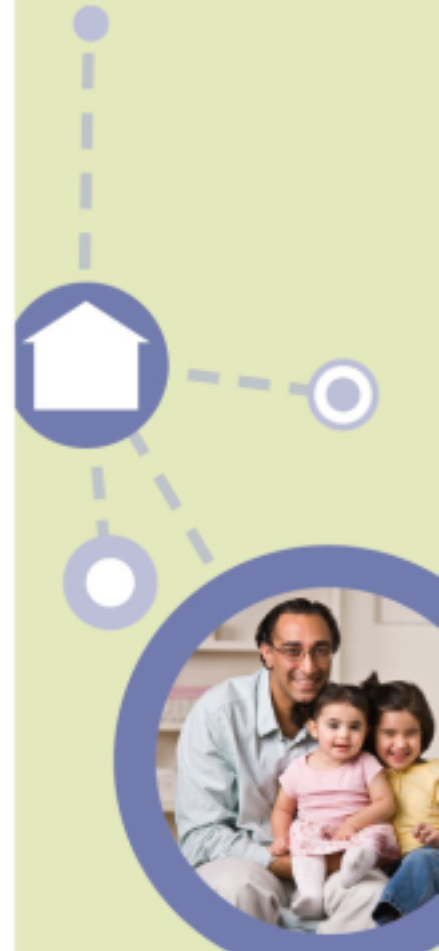
- 90% Housing Plan Compliance
- Record Number of Annual Reports Received Earlier in the Fourth Cycle
- Recent Lawsuit and Outreach By Governor Had Ripple Effect With Laggards



# California Housing Policy:

## *Regional & Local Housing Elements*

- Sixth Cycle of Regional Needs Turbocharges Housing Thru New Requirements
  - More Zoned Land Included
  - Should Result in upwards of a 70% Increase in Housing Units
  - Closes Loopholes that Stall or Prevent Development
  - Adds Fair Housing Component for Non-Entitlement Jurisdictions.



# Taking RHNA Policy To the Next Level

- Proposals Under Development
  - Revamping Longer Term Regional Housing Need Assessment Processes
  - Providing Carrots and Sticks to Entice Locals to Meet Higher Target, Shorter-Term Housing Needs



# California Housing Policy:

## *Streamlining and ADUs*

- *Streamlining*
  - Removes Traditional Local Restrictions, End Runs, or “Slow-Mo” Projects
  - Permits Developers to Use Streamlining Permitting Processes to Qualify for Multifamily Infill Development in Places that Have Failed to Meet Their RNHA.
- *ADUs*
  - Makes It Easier to Build With New Latitude Provided by the State



# Housing Policy:

## *Intensive Technical Assistance*

- Planning Grants
- Resources to Help Develop Local Homelessness Prevention Programs
- Proposed Expansions



# Housing Policy:

## *State Owned Land*

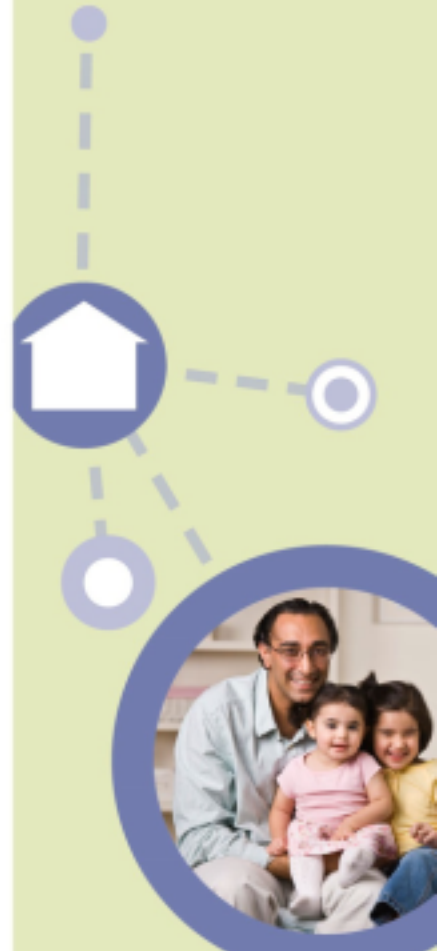
- Working To Transform Excess State Owned Properties into Housing Units.
  - Working with General Services, HCD has developed screening tool to identify best prospects for housing that is consistent with statewide housing values.
  - First Developer RFP due out in September.



# Housing Policy:

## *Enforcement*

- Greater Enforcement Powers
  - Proactive Review of Issues
  - Can Take Action At Any Time
  - Referrals Can Be Made to the Attorney General
  - Huntington Beach lawsuit is the first under this new authority.

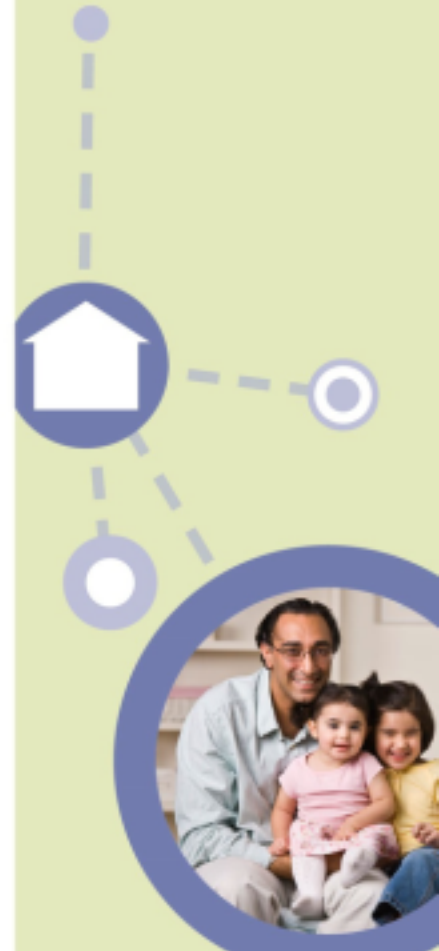
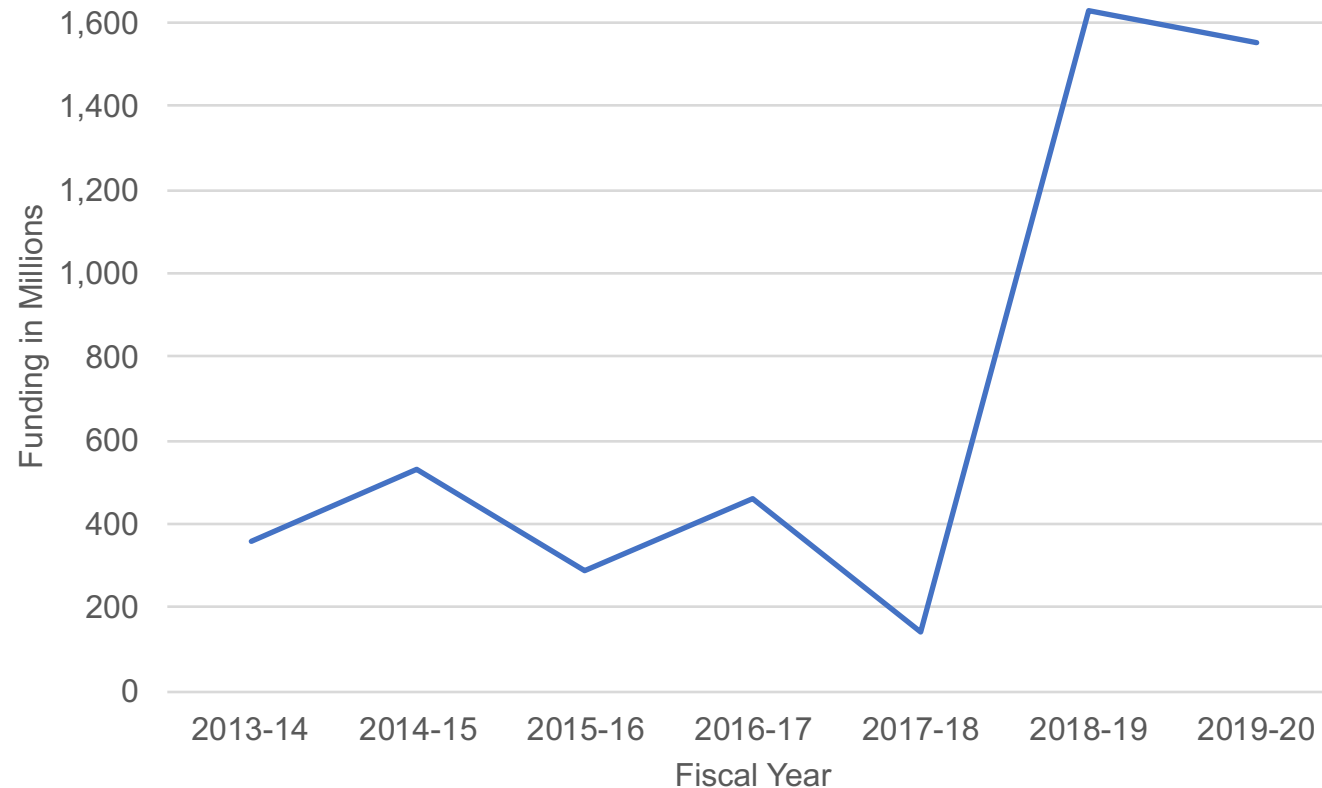




# Investing Our Financial Resources and Leveraging Effectiveness

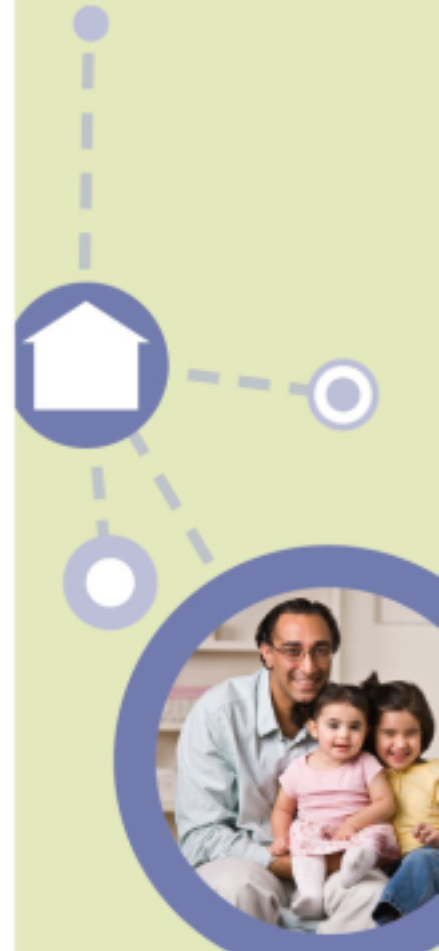


# HCD Grant and Loan Funding Has Quadrupled In Seven Years To a High of \$1.6 Billion in FY 2019-20



# Investing Financial Resources

- Provides Funding for:
  - Affordable Housing and Infrastructure
  - Homelessness Prevention and Programs
  - Technical Assistance to Help Local Governments Meet their Housing Needs
  - Veterans Homeless Prevention



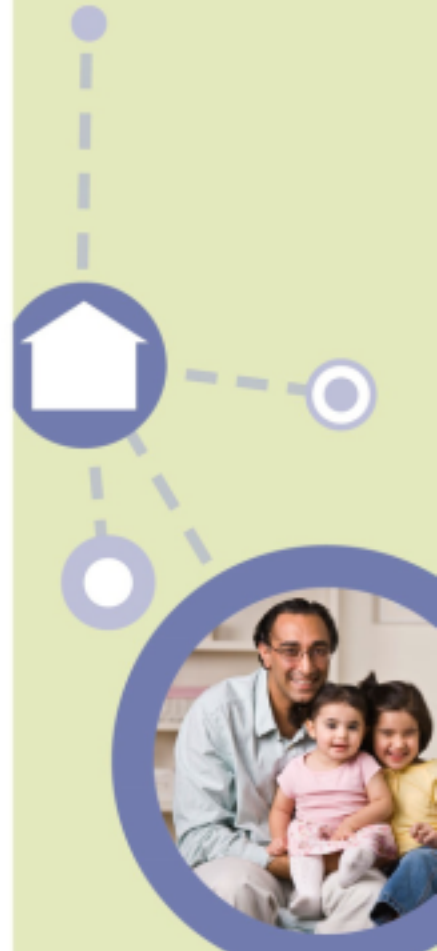
# Grant and Loan Activity of Recent Note

- “Perm Source” of Funding Directed to Planning Grants & Homelessness
- Proposition 1 Funding for Affordable and for Veterans housing and Homelessness Prevention
- Proposition 2 - Uses Millionaire’s Tax Bond Revenue for Homelessness Prevention



# And....

- Affordable and Sustainable Community Program Dollars
- Federal Community Development Block Grants
- Disaster Funding for Communities Impacted by 2017-18 Disasters



## Stay in the know: Follow HCD on social media



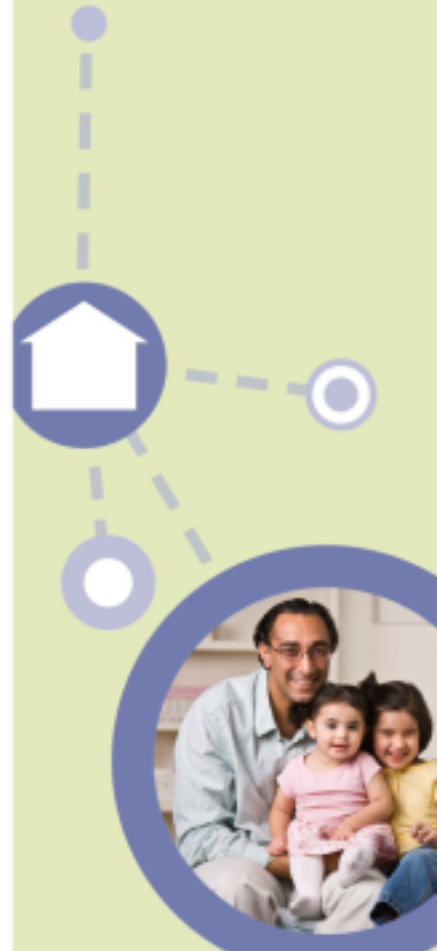
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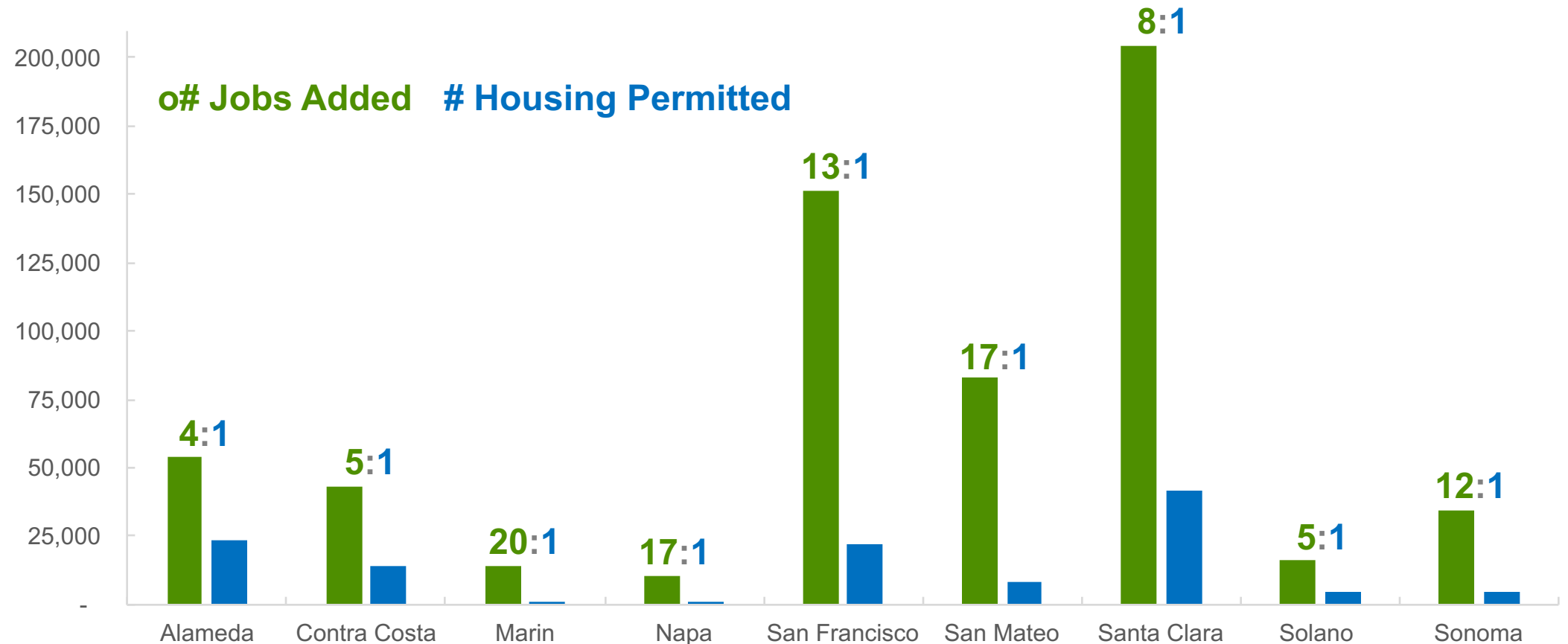
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# What is **CASA**?

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.

# Job Growth Far Surpassed New Housing From 2010 to 2016



Urban Land  
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HOUSING  
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Collaborate • Innovate • Act



# CASA Preamble – The 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





# Adopted by CASA Steering Committee in December 2018

- Elements 1, 2 and 3: Protection
- Element 4: Remove Barriers to ADUs
- Elements 5, 6 and 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>

# 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 (Aguiar-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



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