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
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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
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

<table>
<thead>
<tr>
<th>Bill</th>
<th>Description</th>
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<tbody>
<tr>
<td>AB 36 (Bloom)</td>
<td>Loosens Costa-Hawkins to allow rent control for single family &amp; newer multi-family</td>
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<tr>
<td>AB 1481 (Bonta) – spot bill</td>
<td>Just cause eviction</td>
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<tr>
<td>AB 1482 (Chiu) – spot bill</td>
<td>Anti-rent gouging</td>
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<tr>
<td>SB 18 (Skinner)</td>
<td>Tenant access to counsel and emergency rent assistance</td>
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## Production

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<tbody>
<tr>
<td>AB 1483, AB 1484 (Grayson)</td>
<td>Transparency on fees/restrictions on changing fees</td>
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<tr>
<td>AB 1486 (Ting)</td>
<td>Surplus land for housing</td>
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<tr>
<td>SB 4 (McGuire)</td>
<td>CEQA exemption for transit-oriented projects; modest upzoning near transit</td>
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<tr>
<td>SB 50 (Wiener)</td>
<td>Upzoning near transit stations, high-quality bus, and job-rich areas</td>
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<tr>
<td>SB 330 (Skinner)</td>
<td>Declares housing emergency to 2030; prohibits downzoning in some areas</td>
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## Preservation/Funding

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<tr>
<td>ACA 1 (Aguiar-Curry)</td>
<td>Lowers vote threshold for housing measures to 55%</td>
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<tr>
<td>SB 5 (Beall)</td>
<td>Allows ERAF funds to be invested in affordable housing &amp; infrastructure</td>
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<tr>
<td>SB 128 (Beall)</td>
<td>Allows issuance of TIF bonds without voter approval</td>
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