



# Update on Efforts to Tackle the Housing Crisis

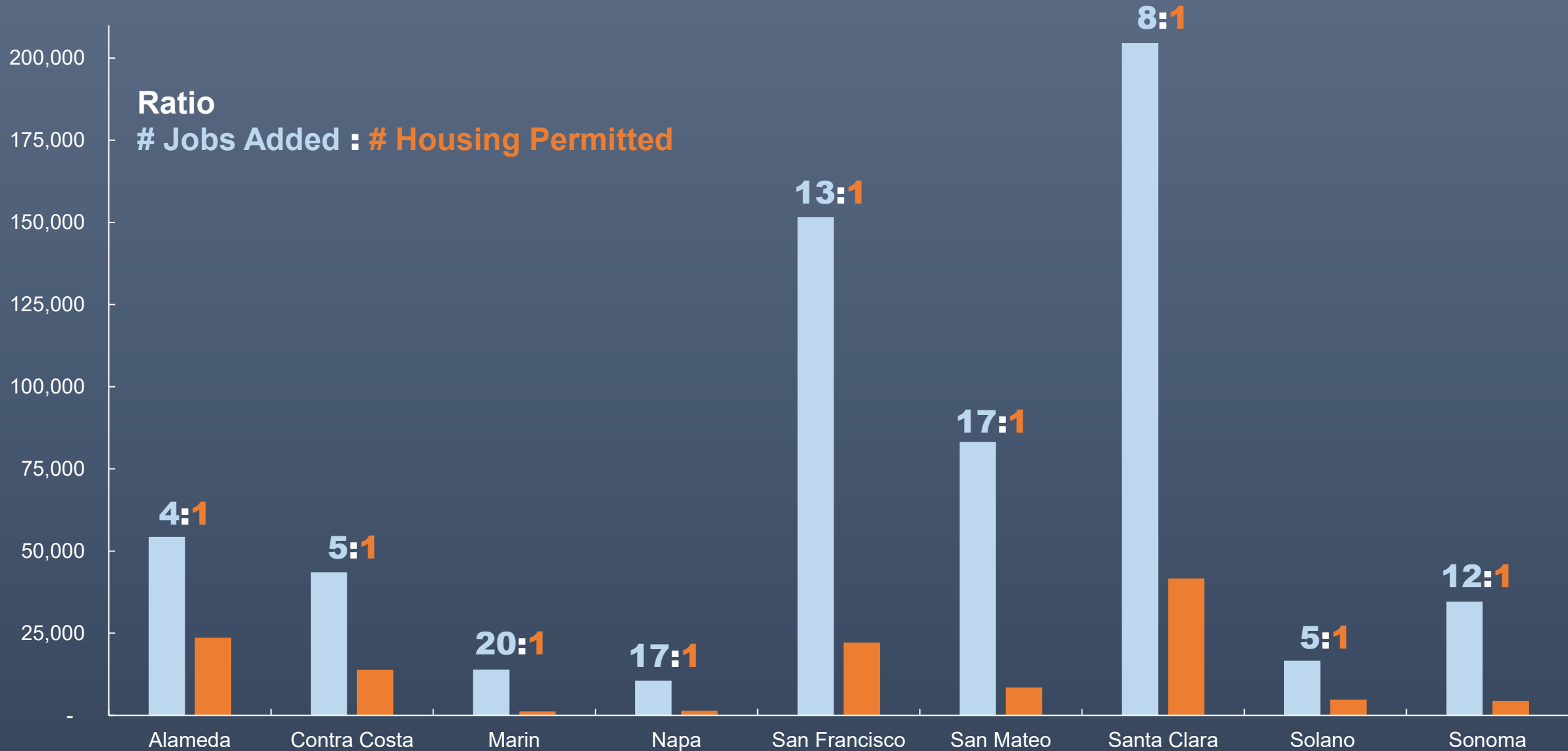
April 2019



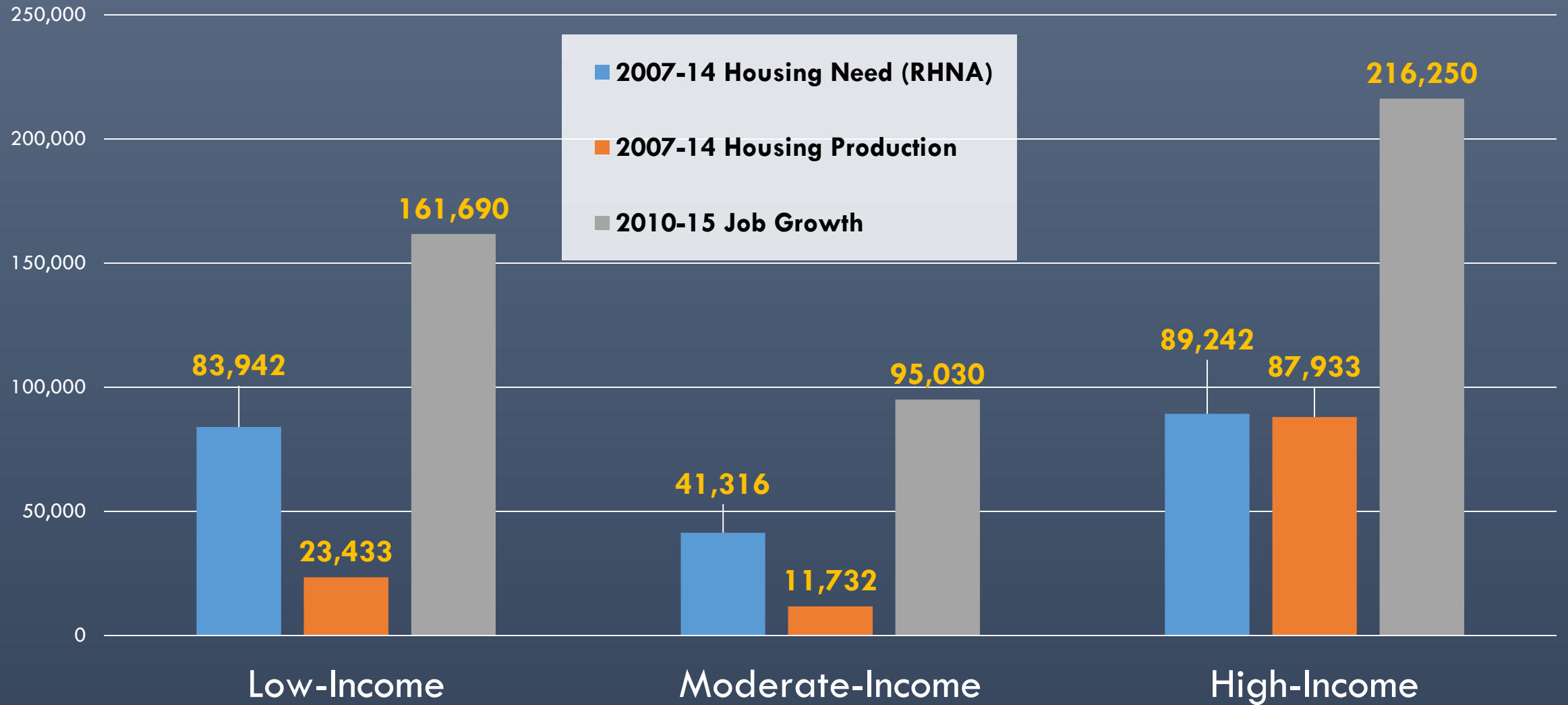
ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION



# 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 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>

# CASA IS COMPLETE.

## WHAT ARE WE DOING NOW?

- MTC/ABAG have 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 ABAG/MTC advocacy efforts.
- Staff is analyzing bills and will bring forward recommendations to ABAG/MTC in May based on input from the working group 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
AB 1487 (Chiu)	Establishes the Housing Alliance for the Bay Area (HABA) and authorizes new housing revenue measures on the ballot regionwide.