

The CASA Compact

History and Overview



CUPERTINO

CASA History

- MTC and ABAG Leadership
- Individuals from Private/Public/Non-Profit
- 18 Month Process
- CASA Compact released in January

CASA Participants from Cities

- Libby Schaff - Oakland
- London Breed - San Francisco
- Sam Liccardo - San Jose
- Julie Combs - Santa Rosa

CASA Participants from Counties

- Keith Carson - Alameda County
- Dave Cortese - Santa Clara County

CASA Participants from Non-Profit/Other Government

- ABAG
- BART
- MidPen Housing
- MTC
- San Francisco Foundation
- Silicon Valley @ Home
- Transform
- Urban Habitat

CASA Participants from Private Sector

- Facebook
- FivePoint
- Genentech
- Google
- Northern California Carpenters Council
- SEIU
- TMG Partners

CASA Approval Process

- Approved by individuals, not organizations
- MTC and ABAG supported with reservations
- Technical Advisory Committee review and reservations

Cupertino Concerns

- Little Local Government Outreach
- Preemption of Local Control
- Freezing fees and benefits at time of completeness
- Overreach in Land Use Regulations

Cupertino Concerns – Cont'd

- Undermining Inclusionary Requirements
- Regional Housing Entity Governance and Funding
- Appropriation of Local Funds

CASA's "Three Ps" for Housing

- Production
- Preservation
- Protection

CASA Framework

- 10 Core Principles
- 5 Calls to Action
- Implementation

CASA Principles

1. Just Cause Eviction Policy
2. Rent Cap
3. Rent Assistance and Access to Legal Counsel

CASA Principles - Continued

4. Remove Regulatory Barriers to ADUs
5. Minimum Zoning Near Transit
6. Good Government Reforms to Housing Approval Process
7. Expedited Approvals and Financial Incentives for Select Housing

CASA Principles – Continued

8. Unlock Public Land for Affordable Housing
9. Funding and Financing the CASA Compact
10. Regional Housing Enterprise

CASA Calls to Action

- Redevelopment 2.0
- Lower Voter Threshold for Housing Funding Measures
- Fiscalization of Land Use
- Homelessness
- Grow and Stabilize the Construction Labor Force

CASA Next Steps

- Statewide Legislation
- Regional Housing Enterprise
- Regional Funding Measures

Fiscal Analysis

Menu of Funding Sources to Implement the Compact

	Property Owners	Employers	Local Governments	Taxpayers
Strategy	\$48/year Parcel Tax	\$40-\$120/job Head Tax	20% Growth in Property Tax revenue sharing	¼ cent Sales Tax
Basis	16,562 parcels in Cupertino	38,000 est. jobs in Cupertino	\$500,000 est. Property Tax Growth	Sales Tax receipt est.
Revenue \$8M	\$794,976 annually	\$1.5-\$4.6M annually	\$100,000 annually	\$2,300,000 annually

Fiscal Analysis

Menu of Funding Sources to Implement the Compact

Property
Owners

Employers

Local
Governments

Taxpayers

Tax Fatigue

Loss of potential
local revenue
\$10 mil

Loss of
Revenue

Tax Rate 9%
Max Rate
9.25%

75% County of Origin (return to source)
\$6M

25% Regional
Program \$2M

10%
\$.6M

10%
\$.6M

20%
\$1.2M
Preservation

60% subsidize housing production
\$3.6M

Local Tenant
Protection

Impact

Allocation

Distribution



Questions?